Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2007.

Notary Public
My commission expires: 4/17/10

KERI MCMAHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 06/14/07 16:08 2 pgs
Fees:13.00 Taxes:499.13
20070614-0071578

07-0706-83314

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Brewer	New Owner	161-11-0-D-066
426 English Ivy Drive		
Nashville TN 37211		

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Irelan Lawrence Queen and wife, Janet Louise Queen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Brewer and wife, Betsy M. Brewer**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 66, Building L, on the Plan of Phase VII, Villages of Brentwood, of record in Book 6900, Page 777, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Irelan Lawrence Queen and wife, Janet Louise Queen by deed from Michael J. Houlihan, married and Martin E. Houlihan, married, dated February 26, 2003, recorded March 1, 2003, of record in Instrument No. 20030801-0109534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 426 English Ivy Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6th day of June, 2007.

Irelan Lawrence Queen

Janet Louise Queen
By Irelan Lawrence Queen as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Irelan Lawrence Queen the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 6th day of May, 2007.

Deborah K. Devine
State of Tennessee at Large

My commission expires: 11/22/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Irelan Lawrence Queen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Janet Louise Queen and that he/she is authorized by Janet Louise Queen to execute this instrument on his/her behalf.

Witness my hand in Franklin, TN, this 6th day of June, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08