THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***245,000.00.

William C. Brewer III
Affiant

Subscribed and sworn to before me this 7th day of May, 2009.

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans:T20090031156 DEEDWARR
Recvd: 05/11/09 14:10 2 pgs
Fees:13.00 Taxes:906.50
20090511-0043238

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| William C. Brewer, III<br>1701 26th Avenue, South<br>Nashville, Tennessee 37212 | William C. Brewer, III<br>P.O. Box 128408<br>Nashville, TN 37212 | MAP 104-07-0<br>PARCEL 268.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($***245,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Geoff D. Stone, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William C. Brewer, III, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south 65.0 feet of the east 100.0 feet of Lot No. 5 on the Map of the subdivision of the Priscilla Tanner five acre lot on the south side of Blakemore Avenue, not of record.

SAID part of said Lot fronts 65.0 feet on the west side of 26th Avenue, South, and runs back between parallel lines, along the north margin of the first alley south of Blakemore Avenue, 100.0 feet to a dead line.

BEING the same property conveyed to Geoff D. Stone by Warranty Deed dated August 18, 2000, from Mark M. Jones and wife, Shirley G. Jones, Trustees and any successor Trustees thereto under the Jones Joint Revocable Living Trust dated April 27, 1998, and any amendments thereto, with full power to sell, mortgage or convey with out the joinder of any beneficiary, of record as Instrument No. 20000821-0082301 in the Register's Office for Davidson County, Tennessee.

Holly Stone, spouse of Geoff D. Stone, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1701 26th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of May, 2009.

Geoff D. Stone

By: ATTY IN FACT
Scott Troxel, Attorney in Fact

Holly Stone

By: ATTY IN FACT
Scott Troxel, Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Geoff D. Stone and Holly Stone and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Geoff D. Stone and Holly Stone.

WITNESS my hand and official seal this 7th day of May, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY