BILL GARRETT, Davidson County
Trans:T20090040941 DEEDWARR
Recvd: 06/19/09 08:17 3 pgs
Fees:18.00 Taxes:551.30
20090619-0057062

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Martha Ann Edwards Williams ("GRANTOR")

TO: Robert W. Mullins and Linda B. Mullins ("GRANTEE")
2109 Lebanon Pike
Nashville, TN 37210

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
2109 Lebanon Pike Nashville, TN 37210	2109 Lebanon Pike Nashville, TN 37210	095 05 0 107

WARRANTY DEED

WHEREAS, Benjamin James Edwards is the current owner of record of the property described below (the "Property");

WHEREAS, Benjamin James Edwards died testate on August 8, 2007, and his Last Will and Testament was duly probated as Docket No. 07P-1557 in the Probate Court Clerk's Office for Davidson County, Tennessee;

WHEREAS, Martha Ann Edwards Williams is the sole child and beneficiary under said Last Will and Testament and has signed an affidavit attesting to her being the sole surviving beneficiary, said affidavit being attached as Exhibits "A" to this Warranty Deed; and

WHEREAS, the undersigned, Martha Ann Edwards Williams desires to transfer and convey her interests in the Property to Robert W. Mullins and Linda B. Mullins.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of One Hundred Forty Nine Thousand and No/100's Dollars ($149,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Martha Ann Edwards Williams has bargained and sold, and by these presents does transfer and convey unto Robert W. Mullins and wife, Linda B. Mullins, their heirs, successors and assigns, all of their right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A small tract of land in the 3rd, formerly 15th and originally the 2nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made August 5, 1953, by Stephen A. Draper, Surveyor, as follows:
>
> Beginning at a point in the southeast margin of Lebanon Pike, 50 feet northeast from the northeast corner of the land conveyed to Jimmye E. Bryan by deed from F.L. Malton and wife, of record in Book 1324, page 203, Register's office for said County, said point being 50 feet northeast from the common corner of the Ben J. Edwards property and of the Bryan property; thence along the margin of the Lebanon Pike, North 30°26' East 200 feet to a point; thence leaving said Pike, South 46° East 267.3 feet to a point; thence South 30°26' West 200 feet to a point which is 50 feet northeast of said Bryan property; thence North 46° West, parallel to an 50 feet north of said Bryan lot, 267.3 feet to the point of beginning, containing 1.21 acres, more or less.
>
> Being the same property conveyed to Benjamin James Edwards and wife, Martha T. Edwards by deed from Ben J. Edwards and wife, Lorena Edwards, of record as Book 2157, page 551, dated August 18, 1953, said Register's Office, the said Martha T. Edwards having predeceased Benjamin James Edwards and the said Benjamin James Edwards having since died on or about August 8, 2007. The Last Will and Testament of Benjamin James Edwards filed with the Davidson County Probate Court Clerk's Office as Docket No. 07P-1557.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Mullins, and wife, Linda B. Mullins, their heirs, successors and assigns, forever.

And she does covenant with the said Robert W. Mullins and wife, Linda B. Mullins, that she is

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. 2009 Davidson County Real Property Taxes, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4779, page 829, said Register's Office.

3. All other existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And she does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Robert W. Mullins and wife, Linda B. Mullins, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of June, 2009.

Martha Ann Williams
Martha Ann Edwards Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha Ann Edwards Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, 17th day of June, 2009.

J. Matthew Sharp
NOTARY PUBLIC

My Commission Expires: March 7, 2011

J. MATTHEW SHARP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Robert Mullins
AFFIANT

Subscribed and sworn to before me this 17th day of June, 2009.

J. Matthew Sharp
NOTARY PUBLIC

My Commission Expires: March 7, 2011

J. MATTHEW SHARP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

1. I am an adult and resident of Nashville, Davidson County, Tennessee.

2. My father, Benjamin James Edwards , died on August 8, 2007.

3. At the time of his death, my father was the sole owner of the real property described in the attached Warranty Deed. The undersigned, being a child and sole beneficiary of the deceased, received said property by descent and as a residuary beneficiary in accordance with the operation of law and the terms of the Last Will and Testament of Benjamin James Edwards.

4. The actual consideration paid for this transfer is $149,000.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

June 17, 2009
Date

Martha Ann Williams
Martha Ann Edwards Williams

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Martha Ann Edwards Williams, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 17th day of June, 2009.

J Matthew Sharp
NOTARY PUBLIC

J. MATTHEW SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 7, 2011