BILL GARRETT, Davidson County
Trans:T20090072042 DEEDWARR
Recvd: 10/22/09 15:22 4 pgs
Fees:23.00 Taxes:351.50
20091022-0097866

Prepared by:
Reli, Inc.
5409 Maryland Way, Ste 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2009.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 9/8/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Rush 3000 Simmons Avenue Nashville, TN 37211	New Owner	11914007400

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, Edith M. Hinkle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Rush, 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 Lot No. 34 of Block "A" on the Plan of Woodbine Courts of record in Book 1130, Page 39, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to James E. Meadows and Edith Hinkle by quitclaim deed to establish a tenancy in common dated 6/14/85 of record in Book 6589, Page 827, Register's Office of Davidson County, Tennessee. James E. Meadows died on 5/27/99 and pursuant to Last Will and Testament, a copy of which was filed for record on 8/26/9 in Book 11635, Page 734, said Register's Office, his interest in subject property was devised to Edith M. Hinkle. By Order entered In The Matter of The Estate of James E. Meadows, Docket No. 0P9-1089, Seventh Circuit Court for Davidson County, Tennessee, a copy of which is appended hereto as Exhibit "A", upon Petition to Establish Muniment of Title To Real Estate, the interest of James E. Meadows in subject property was vested in Edith M. Hinkle.

Gwendolyn Hinkle VanHuss executes this instrument on behalf of Edith M. Hinkle pursuant to Durable Power of Attorney being recorded simultaneously herewith.

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 3000 Simmons Avenue, 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 20th day of October, 2009.

Edith M. Hinkle by
Gwendolyn Hinkle
Attorney in fact

Edith M. Hinkle by Gwendolyn
Hinkle VanHuss, 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 Gwendolyn Hinkle VanHuss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Edith M. Hinkle, and that she is authorized by Edith M. Hinkle, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 20th day of October, 2009.

Notary Public

My commission expires: 9/8/13

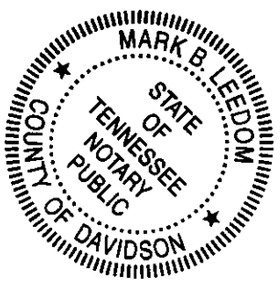


EXHIBIT "A"

Copy 2009

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

2009 OCT -6 PM 2:43

RICHARD R ROOKER, CLERK

D.C.

09P-1089

IN THE MATTER OF:
THE ESTATE OF JAMES E. MEADOWS,
Deceased

EDITH M. HINKLE,
Petitioner.

ORDER

This cause came to be heard on the 29th day of July, 2009, before Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon the sworn Petition To Establish A Muniment Of Title To Real Estate and all Exhibits attached thereto, including the original Last Will and Testament of James E. Meadows dated June 29, 1973, the Affidavit of William H. Fisher, witness to the Last Will and Testament, testimony of Gwen VanHuss attorney in fact for the Petitioner, statement of counsel for the Petitioner, and the entire record in this cause; from all of which, the Court finds that the Decedent was a resident of Nashville, Davidson County, Tennessee at the time of his death on May 27, 1999; that at his death, the Decedent owned a one-half (½) interest in real property located at 3000 Simmons Avenue, Nashville, Davidson County, Tennessee 37211, that Last Will and Testament of James E. Meadows dated June 29, 1973, wherein Petitioner, who owned the other one-half (½) interest in the subject property, was named as the sole beneficiary, should be admitted to Probate for the limited purpose of establishing a muniment of title to the real estate known as 3000 Simmons Avenue, Nashville, Davidson County, Tennessee 37211, as more specifically set forth below.

IT IS, THEREFORE, ORDERED that the Decedent owned a one-half (½) interest at the time of his death in the real property located at 3000 Simmons Avenue, Nashville, Davidson County, Tennessee 37211 and, therefore, at Decedent's death and pursuant to Decedent's Last Will and Testament, said interest vested in Edith M. Hinkle, who now owns a fee simple title in said real estate.

Copy 10/09/2008

IT IS FURTHER ORDERED that all costs of this cause shall be and are taxed to Petitioner, for which let execution issue, if necessary.

ENTERED this 6th day of Oct., 2009.

JUDGE

APPROVED FOR ENTRY:

John P. Brown, III

JOHN P. BROWN, III (BPR #16003)
Attorney for Petitioner
3052 Lebanon Road
Nashville, TN 37214
(615) 883-4998

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and exact copy of the foregoing Order has been sent by U.S. Mail, postage prepaid, to the interested parties, as set forth in the Petition, this 6th day of October, 2009.

John P. Brown, III

JOHN P. BROWN, III