WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090073912 DEEDWARR
Recvd: 10/30/09 11:18 2 pgs
Fees: 13.00 Taxes: 148.00
20091030-0100304

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William M. Brooks, Jr.	NEW OWNER	Parcel ID:
P. O. Box 100111		11901030000
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alleyne Cone and Frances A. Cone and Sharen Cone Jones and Moses Dewitt Miller, III, Beneficiaries of the Estate of R. E. Cone

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William M. Brooks, Jr.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 137 on the Map of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, the plan of which is of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 137 fronts 50 feet on the south side of Rose Street, and runs back 150 feet to an alley, and is part of Block No. 30 of said Cumberland Nurseries.

Being the same property conveyed to R. E. Cone by deed from E. A. Cone and wife, Lutie Cone of record in Book 1046, Page 294, Register's Office for said County. The said R. E. Cone now being deceased. At the time of his death, he was married to Alleyne Cone and had 3 children, Frances A. Cone, Sharen Cone Jones and Betty Sue Cone. The said Betty Sue Cone died 4/10/04 and was survived by her surviving spouse, Moses Dewitt Miller, Jr., and they had one child, Moses Dewitt Miller, III. The said Moses Dewitt Miller, Jr. died 1/31/09 and was not married at the time of his death. Moses Dewitt Miller, Jr. had one child, Moses Dewitt Miller, III. The grantors herein execute this conveyance as the sole beneficiaries of R.E. Cone.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Page 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Rose Street, Nashville, TN 37210

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of October, 2009.

Estate of R.E. Cone

Alleyne Cone, Beneficiary

Frances A. Cone, Beneficiary

Sharen Cone Jones, Beneficiary

Moses Dewitt Miller, III, Beneficiary

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 Alleyne Cone and Frances A. Cone and Sharen Cone Jones and Moses DeWitt Miller, III, Beneficiaries of the Estate of R. E. Cone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are beneficiaries of the Estate of R. E. Cone and as such beneficiares, are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.