THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 09102237**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $20,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

BILL GARRETT, Davidson County
Trans:T20090076612 DEEDWARR
Recvd: 11/09/09 15:40 2 pgs
Fees:13.00 Taxes:74.00
20091109-0103707

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Krista Jameson 427 Edwin St Nashville TN 37207	New Owner	Tax Parcel ID No. 71-8-297-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Annie Lee Hamlin Brown** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Krista Jameson, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 81 on the Map of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the northerly side of Edwin (Edwards) Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Annie Lee Brown, unmarried by Deed from Gregory T. Jones, unmarried, recorded on the 28th day of August, 1996 in Book 10169, Page 460, in the Register's Office of Davidson County, Tennessee. Annie Lee Brown died on November 27, 2007, with Beverly G. Vaughn and Vickie L. Markland appointed Co-Executrixes of her Estate in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket Number 08P-339.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "JOYWOOD", as recorded in Plat Book 974, Page(s) 45, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Book 1066, Page 101 and Book 1086, Page 208 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 427 Edwin St Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2009.

Beverly G Vaughn, Co-Executrix of the Estate of Annie Lee Hamlin Brown

Vickie L Markland, Co-Executrix of the Estate of Annie Lee Hamlin Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly G Vaughn and Vickie L Markland, with whom I am personally acquainted, and who acknowledged themselves to be the Co-Executrixes of the Estate of Annie Lee Hamlin Brown, the within named bargainor, and that they as such Co-Executrixes executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2009.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY