BILL GARRETT, Davidson County
Trans:T20100052110 DEEDWARR
Recvd: 08/23/10 10:13 2 pgs
Fees:13.00 Taxes:203.50
20100823-0066330

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of August, 2010, by and between The Estate of Bobby Ray Cline By: Deborah Smith and Kathy Carson, Co-Administratrix; Deborah Smith, Katherine Ann Carson, and Randall E Cline, heirs-at-law; Barbara Ann Freeman, fka Barbara Ann Cline, party of the first part, and Bradley F Edmonds, unmarried; and Thomas A Smith, unmarried; Tenants in Common with the right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 and the westerly 25 feet of Lot No. 53, Block "A", on the Map of Sunnymeade Subdivision, as of record in Book 974, Page 56 and 57, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the southerly side of Sunnymeade Drive and run back between parallel lines, 140 feet to a dead line.

Being all or part of the same property conveyed to Bobby Ray Cline and Barbara Ann Cline, by virtue of that certain Warranty Deed dated September 19, 1966, at Instrument No. Book 4059, Page 934 in the Register's Office of Davidson County, Tennessee. Bobby Ray Cline died intestate leaving Deborah Smith, Katherine Ann Carson, and Randall E Cline as his heirs.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Deborah Smith Co-Administratrix
Deborah Smith, Co-Administratrix

Kathy Carson, Co-Administratrix
Kathy Carson, Co-Administratrix

Deborah Smith
Deborah Smith

Katherine Ann Carson
Katherine Ann Carson

Randall E. Cline by Rachel E. Cline
Randall E Cline, by Rachel E Cline Attorney In Fact

Barbara Ann Freeman fka Barbara Ann Cline
Barbara Ann Freeman, fka Barbara Ann Cline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deborah Smith, Co-Administratrix and Kathy Carson, Co-Administratrix, Deborah Smith, Katherine Ann Carson, and Barbara Ann Freeman, fka Barbara Ann Cline, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2010.

Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2010, before me personally appeared Rachel E Cline, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Randall E Cline and acknowledged that she executed the same as the free act and deed of the said Randall E Cline.

WITNESS my hand, at office, this 13th day of August, 2010.

My Commission Expires:

Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Property Owner & Address:	Bradley F Edmonds and Thomas A Smith PO Box 60561 Nashville, TN 37206
Tax Parcel No	07204018800
Property Address:	1308 Sunnymeade Drive Nashville, TN 37216
MAIL TAX BILLS TO:	Bradley F Edmonds and Thomas A Smith PO Box 60561 Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of August, 2010.

Notary Public

My Commission Expires:_____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012