This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/01/10 12:20 4 pgs
Fees:23.00 Taxes:337.63
20101001-0078461

ADDRESS NEW OWNER:

Julianna Ruegge
1105 Gibson Drive
Madison, TN 37115

SEND TAX BILL:

New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
051-08-0
006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frankie Hall and Stacey Gerety, being the sole Heirs at Law of Lola Ann Brewer, a/k/a Lola M. Brewer**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Julianna Ruegge**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Stratton Heights of record in Plat Book 1835, page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward E. Brewer and wife, Lola M. Brewer, by deed from Sam B. Sanders and wife, Jean S. Sanders, of record in Book 3461, page 167, in the Register's Office for Davidson County, Tennessee, dated November 5, 1962. The said Edward E. Brewer died on October 3, 2001, leaving Lola M. Brewer as surviving tenant by the entirety.

Lola M. Brewer, a/k/a Lola Ann Brewer died April 19, 2010 intestate, leaving her daughters, Frankie Hall and Stacey Gerety as her sole heirs at law, and her estate being administered through Probate Court for Davidson County, Tennessee, Docket No. 10P-810. See Affidavit of Heirship of record in Instrument No. 20101001-0078459, said Register's Office.

This has never been the residence of the Grantor herein.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 1105 Gibson Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of September, 2010.

Frankie Hall

Stacey Gerety, by Frankie Hall, Attorney in Fact by Power of Attorney recorded in Instrument No. **20101001-0078460**, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Frankie Hall, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of September, 2010.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Frankie Hall, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Stacey Gerety, and who acknowledged that she executed the same as the free act and deed of the said Stacey Gerety.

Witness my hand and official seal this 30th day of September, 2010.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $91,250.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

