THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 2011 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110004862 DEEDWARR
Recvd: 01/25/11 10:27 2 pgs
Fees:13.00 Taxes:521.70
20110125-0006835

TO:

PRISCILLA C. UREMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Redman	Philip Redman	MAP 083-09
1505 Forrest Avenue	68 Shakespeare Street	PARCEL 361
Nashville, TN 37206	Mt Hawthorn WA 6016 (Western Australia)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Russell Stone, Bryan Scott Stone, Donna Renae Gardner and Jacqueline Carol Rogers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Redman, a married person**

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the A.V.S. Lindsley 29 Acre Tract, as of record in Book 57 page 66, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Don Edward Stone and wife Wanda Jo L. Stone by Installment Deed from Oliver H. Dale and wife Claudine M. Dale of record in Book 4731 page 470, Registers Office for Davidson County, Tennessee, dated July 21, 1973. The said Wanda Jo L. Stone having since died February 15, 2004 leaving Don Edward Stone as the surviving tenant by the entirities. The said Don Edward Stone having since died, testate on May 2, 2010. The Last Will & Testament of Don Edward Stone, is of record in the 7th Circuit Court for Davidson County, Probate Division, File No. 10P-836. Pursuant to said Last Will & Testament, the subject property was devised to the undersigned, John Russell Stone, Bryan Scott Stone, Donna Renae Gardner and Jacqueline Carol Rogers.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1505 Forrest Avenue, Nashville, TN 37206.**

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 my hand(s) this the 20th day of January, 2011.

John Russell Stone
John Russell Stone

Bryan Scott Stone
Bryan Scott Stone

Donna Renae Gardner
Donna Renae Gardner

Jacqueline Carol Rogers
Jacqueline Carol Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Russell Stone, Bryan Scott Stone, Donna Renae Gardner** and **Jacqueline Carol Rogers** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of January, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public