Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Rd., Ste. 120
Brentwood, Tennessee 37027
(615) 371-0800

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Marcus A. & Lorie C. Brawner 809 Melville Drive Nashville, TN 37204	same	Map 132-05 Parcel 137

WITNESSETH:

I, **Jan Michelle Smith, a/k/a Michelle Jan Smith, individually and as Executrix of the Estate of John E. Reed**, deceased, (Probate Court of Davidson County, Tennessee, 11P-104), as the Grantor herein, for and in consideration of the devises and bequests made and the duties and powers conferred upon the said Executrix in the said Estate of **John E. Reed**, deceased, by these presents do hereby quitclaim, transfer and convey the land herein described to **Marcus A. Brawner and wife, Lorie C. Brawner**, Grantees, in and to a certain tract or parcel of land located and situated Davidson County, Tennessee, more fully described as follows, to wit:

Being Lot No. 18 on the Plan of Glendale Park as of record in Book 57, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Edd Reed and Richard Dean Reed, as joint tenants with right of survivorship, unmarried by Quitclaim Deed from Margaret Ann Hutcheson and Frederick Lee Barnes, by deed of record in Book 11441, page 818 said Register's Office, and further being the same property which was conveyed to Margaret Ann Hutcheson, Frederick Lee Barnes, John Edd Reed and Richard Dean Reed by Affidavit of Heirship of record in Book 9498, page 746 said Register's Office. The said Richard Dean Reed having died January 5, 2010 in Davidson County, Tennessee, predeceasing John Edd Reed.

This is improved property known as 809 Melville Drive, Nashville, Davidson County, Tennessee 37204, but was never the Grantor's residence.

John E. Reed and John Edd Reed were one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of April, 2011.

GRANTOR:

Jan Michelle Smith

Jan Michelle Smith, individually and as Executrix of the Estate of John E. Reed, deceased

BILL GARRETT, Davidson County
Trans:T20110024550 DEEDWARR
Recvd: 04/26/11 16:17 2 pgs
Fees:13.00 Taxes:1073.00
20110426-0032004

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 **Jan Michelle Smith, individually and as Executrix of the Estate of John E. Reed**, deceased, with whom I am personally acquainted and who (upon oath) acknowledged that as such Executrix, she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2011.

Notary Public

My Commission Expires: June 14, 2012

FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 290,000.00

Affiant

Subscribed and sworn to before me this 26th day of April, 2011.

Notary Public

My Commission Expires: 11-29-2011

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY