This instrument prepared by:
and return to:

~~Fearnley & Califf, PLLC - Nashville~~
~~565 Marriott Drive, Suite 850~~
~~Nashville, TN 37214~~

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of December, 2011, by and between Janet F Brown and Terrance L Brown, both unmarried, party of the first part, and Bruce Peery, unmarried, 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. 1408 and Lot No. 1410 on Block No. 22, Plan No. 2, West Nashville,as of record in Book 57, Page 172, Register's Office for said County. Said Lot NO. 1408 fronts 25 feet and Lot No. 1410 fronts 25 feet, together front 50 feet, more or less, on the southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Janet F. Brown and TerranceL. Brown, by virtue of that certain Warranty Deed dated May 19, 1997, at Book 10469, Page 255 in the Register's Office of Davidson County, Tennessee.

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 2012 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.

Janet F. B Brown
Janet F Brown

Terrance Brown
Terrance L Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Janet F Brown and Terrance L Brown, 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 2nd day of December, 2011.

Memorie White
Notary Public

My commission expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110076556 DEEDWARR
Recvd: 12/05/11 11:15 2 pgs
Fees:13.00 Taxes:129.50
20111205-0094510

Property Owner & Address: Bruce Peery
407 31st Ave S.
Nashville, TN 37212

Tax Parcel No 091D6034000

Property Address: 5505 Louisiana Avenue
Nashville, TN 37209

MAIL TAX
BILLS TO: owner @ owner's address

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 $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Bruce Peery
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of December, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY