BILL GARRETT, Davidson County
Trans:T20110080269 DEEDWARRSP
Recvd: 12/19/11 15:50 4 pgs
Fees:23.00 Taxes:349.35
20111219-0099007

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

SHIRLEY J. GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires June 18, 2012

The actual consideration for this conveyance is $94,418.33.

Barbara B. Lyons
Affiant

Subscribed and sworn to before me this
8th day of December, 2011.

Shirley J. Garner
Notary Public

My Commission Expires: 6/18/2012

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Barbara B. Lyons **1610 Graybar Lane** **Nashville, Tennessee 37215**	**SAME**	**11609006100**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **THE ESTATE OF ROSEMARY B. BROWN, F/K/A BEVERLY BROWN, DECEASED, by and through WILLARD S. BRIGGS, the duly appointed and acting Personal Representative,** referred to hereinafter as "Grantor", has bargained and sold and does hereby transfer and convey unto **BARBARA B. LYONS**, referred to hereinafter as "Grantee", her heirs, representatives, and assigns, an undivided one-third (1/3) interest in and to that certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A** attached and incorporated by reference, the "Property". This is improved property known as 5959 Sedberry Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors, representatives and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2011 and future years, liens but not yet

delinquent; (2) facts which would be disclosed by a comprehensive survey of the Property, and (3) all limitations, restrictions, encumbrances, and other matters of record.

AND Grantor does further covenant and bind itself, its heirs, representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of Nov 30, 2011.

GRANTOR:

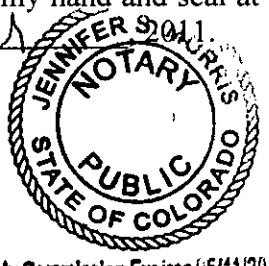
Estate of Rosemary B. Brown,
f/k/a Beverly Brown, Deceased

Willard S. Briggs, Personal Representative

STATE OF Colorado)
COUNTY OF Boulder)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Willard S. Briggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Personal Representative of the Estate of Rosemary B. Brown, f/k/a Beverly Brown, pursuant to the Last Will and Testament of Rosemary B. Brown, dated January 6, 2004, filed for record with the Boulder, Colorado District Court, 20th Judicial District, Case No. 2009-P-R-238,** the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Personal Representative.

Witness my hand and seal at office in the aforesaid state and county this 30th day of November, 2011.



Jennifer S Morris
Notary Public

My Commission Expires (5/11/20[illegible]

My Commission Expires:
5/11/2014

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for said County.

Said Lot No. 38 fronts 200 feet on the easterly side of Sedberry Road and extends back 257 feet on the northerly line and 235 feet on the southerly line to a dead line, measuring 142.5 feet thereon.

Being a part of the same property conveyed to William Avon Brown and wife, Rose Godwin Brown, from Sheridan Construction Company, a Tennessee corporation, by a Warranty Deed dated December 11, 1961 and of record in Book 3313, Page 592, Register's Office for Davidson County, Tennessee. Rose Godwin Brown predeceased her husband, William Avon Brown, who died subsequently on June 14, 2007. Upon the death of William Avon Brown, title to the real property vested in Rosemary (Beverly) Brown, an undivided one-third (1/3) interest, Barbara B. Lyons, an undivided one-third (1/3) interest, Kenneth J. Lyons, II, an undivided one-sixth (1/6) interest, and Avon Lyons, an undivided one-sixth (1/6) interest, pursuant to the Last Will and Testament of William Avon Brown as filed with and admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-1017. Rosemary (Beverly) Brown died May 4, 2009 without issue. Willard S. Briggs is the surviving spouse of the late Rosemary (Beverly) Brown and is also the Personal Representative of the Estate of Rosemary B. Brown f/k/a Beverly Brown, pursuant to the Last Will and Testament of Rosemary B. Brown, dated January 6, 2004, filed for record with the Boulder, Colorado District Court, 20th Judicial District, Case No. 2009-P-R-238, and also filed for record with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-1824.

This conveyance is made subject to: (a) Utility easement of record in Book 2663, Page 109, Register's Office for Davidson County, Tennessee, (b) Easement of record in Book 2882, Page 28, said Register's Office, (c) Agreement of record in Book 2903, Page 371, said Register's Office, and (d) Restrictive covenants of record in Book 2903, Page 371, said Register's Office.