THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 418,000.00. Carol Spacie Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY February 2012 Janice H. Collins Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BOX 30-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD, TN 37027	JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret S. Howell	Drew Dwyer	MAP 117-04
1701 Sweetbriar Ave.		PARCEL 079.00
Nashville, TN 37212		
(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, **Sidney S. Quarrier, III and wife, Anne S. McGee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret S. Howell and husband, William W. Howell**

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 situated in Davidson County, Tennessee, described as follows, to-wit:

Being the East 66 feet front and 61.2 feet rear of Lot No. 264 on the Map of Belmont Land Co's. Plan, as shown of record in Plat Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 66 feet on the south side of Sweetbrier Avenue and runs back between lines, along the west margin of an alley, 175 feet to another alley in the rear, on which it measures 61.2 feet.

Being the same property conveyed to Sidney S. Quarrier, III and Anne S. McGee, both unmarried, joint tenants with right of survivorship by deed from Rickey Lee Dorris, Lee H. Dorris a/k/a Amon Bey and Jennifer Dorris of record in Instrument Number 20060628-0077150, in the Register's Office for Davidson County, Tennessee, dated June 23, 2006.

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.

BILL GARRETT, Davidson County
Trans:T20120015230 DEEDWARR
Recvd: 03/01/12 13:45 2 pgs
Fees:13.00 Taxes:1546.60
20120301-0018126

This is () UNIMPROVED

(X) IMPROVED property known as **1701 Sweetbriar Ave., Nashville, TN 37212.**

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 our hand(s) this the 27th day of February, 2012.

Sidney S. Quarrier III

Sidney S. Quarrier, III

Anne S. McGee by Sidney S. Quarrier III Attorney in Fact

Anne S. McGee by Sidney S. Quarrier, III, Attorney-in-Fact

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 **Sidney S. Quarrier, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2012.

My Commission expires May 8, 2012

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

Notary Public

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 **Sidney S. Quarrier, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Anne S. McGee**, as her Attorney in Fact, as the free act and deed of the within named **Anne S. McGee**.

Witness my hand and official seal this the 27th day of February, 2012.

My Commission expires May 8, 2012

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

Notary Public