SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074030 DEEDWARRSP
Recvd: 10/01/12 14:45 6 pgs
Fees:33.00 Taxes:103.60
20121001-0089296

This instrument prepared by:

James T. Oglesby
SCHELL BINKLEY & DAVIES, LLC
509 New Highway 96 West, Suite 201
Franklin, TN 37064

Address New Owner:	Send Tax Bills To:	Tax Parcel To:
Geoffrey B. Braden, et al. 2137 Old Hickory Blvd. Nashville, TN 37215	Geoffrey B. Braden, et al. 2137 Old Hickory Blvd. Nashville, TN 37215	Map 104 Group 8 Parcel 143

WHEREAS, by warranty deed dated December 16, 1942, of record in Deed Book 1225, page 602, Register's Office of Davidson County, Tennessee, E.S. Brugh, conveyed certain real property located in Davidson County, Tennessee, as more particularly described below (the "Property") to Mary B. Braden a/k/a Mary B. Braden Thomas and, Margaret B. Reynolds a/k/a Margaret Roberts as tenants in common; and

WHEREAS, Mary B. Braden Thomas died testate on December 25, 1996, leaving a Last Will and Testament of record in Will Book 211, page 653, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, by Executor's Special Warranty Deed dated December 31, 2001 and recorded as Instrument No. 20020205-0015973, Register's Office of Davidson County, Tennessee, Geoffrey B. Braden and Mary Ann Chaffin, as Co-Executors of The Will of Mary B. Braden Thomas conveyed to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell, their heirs and assigns, all of Mary B. Braden Thomas' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Margaret Spangler Braden Russell died testate on June 19, 2010, leaving a Last Will and Testament which has been admitted to probate in Williamson County, Tennessee by Order entered August 10, 2010; and

WHEREAS, by Executor's Special Warranty Deed dated February 3, 2012 and recorded as instrument No. ~~T20120009455~~ 20120207000109103, Register's Office of Davidson County, Tennessee, John H. Russell, III as Executor of the Last Will and Testament of Margaret Braden Russell conveyed all of her interest in the hereinafter described real property located in Davidson County, Tennessee, to John H. Russell, III, his heirs and assigns.

NOW, THEREFORE, and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, John H. Russell, III (Grantor), have bargained and sold and by these presents do hereby transfer and convey equally unto Catherine Sanders Braden Morse, Geoffrey B. Braden, Mary Ann Chaffin, and Elizabeth Foster Moody (formerly a/k/a Elizabeth Bowman Braden Foster) (Grantees), their

heirs and assigns, all of my interest in and to the following described real estate situated in Davidson County, Tennessee, described as follows:

> The southeast corner of Twenty-First Avenue and Blakemore, being the North 90 feet of the East 20 feet of Lot 140, on the revised plan of University Place, fronting 70 feet on the Easterly side of Twenty-First Avenue, South, and running back between parallel lines 90 feet to a dead line, and being the same property conveyed to Mary B. Braden and Mrs. Margaret B. Reynolds by Deed in Record Book 1225 Page 602 Register's Office for Davidson County, Tennessee. See also Executors' Special Warranty Deeds recorded as Instrument Nos. 20020205-0015973 and T20120009455 as heretofore described.
> 20120207061109 DP

This is improved property known as 1604 21st Avenue, South, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

And Grantor covenants with said Grantees that he is lawfully seized and possessed of his interest in said land in fee simple, has a good right to convey it and that the same is unencumbered except by 2012 taxes, rights of parties in possession, and all matters of record.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other from claims arising out of the matters set forth above) but not further or otherwise.

WITNESS my hand this 27th day of August, 2012.

JOHN H. RUSSELL, III

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **John H. Russell, III**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: March 5, 2016

BLAKE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF Charleston

The actual value or consideration, whichever is greater, for this transfer is $28,000.00.

Catherine Sanders Bruden Moore

Sworn to and subscribed before me this the 11 day of September 2012.

NOTARY PUBLIC

My Commission Expires: 2/19/18

The actual value or consideration, whichever is greater, for this transfer is $28,000.00.

Mary Ann Chaffin

Sworn to and subscribed before me this the 17th day of September, 2012.

Linda A. Berner

NOTARY PUBLIC
My Commission Expires:

LINDA A. BERNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016

STATE OF ~~TENNESSEE~~ Michigan

COUNTY OF Mason

The actual value or consideration, whichever is greater, for this transfer is $28,000.00.

Elizabeth Foster Moody

Sworn to and subscribed before me this the 4th day of Sept, 2012.

Kathy K Keson

NOTARY PUBLIC

My Commission Expires:

KATHY K. KESON, Notary Public
State of Michigan
County of Mason
My Commission Expires 04-26-2013

STATE OF TENNESSEE

COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $28,000.00.

Sworn to and subscribed before me this the 4th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: July 8, 2013

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2013