This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130003504 DEEDWARR
Recvd: 01/14/13 10:05 3 pgs
Fees:18.00 Taxes:96.20

20130114-0004126

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Linda Brewer,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **George Edwards**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being described as follows: Being parts of lots Nos. 12 and 13 of Sarah McIntosh's Subdivision of certain lots in the old Daniel Young

Tract of land in the 23rd Civil District of Davidson County, Tennessee a plan of which is of record in Plat Book 332,Page 71, Register's Office for Davidson County, Tennessee. Beginning at a point in the easterly margin of the New Highway where Charles Coomer and wife, Lucille Coomer's northerly line intersects same: thence south 89deg.east. with said Coomer's northerly line, 639 feet more or less, to a point in the southeasterly margin of said Lot No. 13; thence north 55 1/2deg. east 150 feet more or less, to a point in the southeasterly line of said Lot No. 13; thence south 89deg. west, and parallel with and 100 feet northerly from said Coomer's northern line, and 300 feet northerly from and parallel with the southern lines of said Lots Nos. 12 and 13, 743 feet more or less, to a point in the easterly margin of said New Highway; thence south 22 1/2deg. west, and with the easterly margin of said New Highway 130 feet, more or less, to the beginning.

Being the same property conveyed to Mary E. Brewer, as her sole and separate estate, free from the claims of any present or future husband she may have by Deed from Andrew J. Petty and wife, Nellie M. Petty, dated 02/17/1981 and filed for record on 02/19/1981 in Book 5712, Page 244, Register's Office for Davidson County, Tennessee.

Mary Evelyn Brewer died intestate leaving Mary Linda Brewer her sole heir at law as evidenced by Affidavit of Inheritance filed for record in Instrument 201204250035235, Register's Office for said County.

Being the same property conveyed to Mary Linda Brewer by Deed from James E. Brewer, Jr., dated 07/06/2012 and filed for record on 07/12/2012 in Instrument 201207120061222, Register's Office for Davidson County, Tennessee.

Map & Parcel: 07002002800

This property is known as: 2816 Buena Vista Pike, Nashville, TN 37218

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 10th day of January, 2013.

Mary Linda Brewer

Mary Linda Brewer, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Linda Brewer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of January, 2013.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires

Grantee(s) Name, Address:	Send Tax Statement To:
George Edwards	New Owner
P.O. Box 60828	
Nashville, TN 37206	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$26,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of January, 2013.

Affiant

George Edwards
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/16

W. Davis
Type or Print Name