This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of June, 2013, by and between **Alma L Stinson, Mary V Ewin, Dorothy C Mitchell, Carrie Washington, George W Brooks, Doyle A. Brooks, James Clayton Brooks, The Estate of Bessie Lee Ewin by Marilyn B Bryant and Al C Ewing Jr., Co-Executor** , party of the first part, and Steve Adkerson Jr, single , 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 the Easterly part of Lot No. 127 on the Map of Maury & Claiborne's Addition, as of record in Book 21, Page 84 and 85, Register's Office for said County.
Said part of said lot 127 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines 115 feet to a dead line.

Being all or part of the same property conveyed to Beatrice Murray Brooks by virtue of that certain Warranty Deed dated September 18, 2053, at Book 2197, Page 600 in the Register's Office of Davidson County, Tennessee. Beatrice Murray Brooks has died intestate on 08/29/95 and title will vest in her heirs at law by virtue of Affidavit of Heirship of record at Instrument No. 20130702-0068183 in said Register's Office, 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 2013 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.

Alma L Stinson

Mary V Ewin

Dorothy C Mitchell

Carrie Washington

George W Brooks

Doyle A Brooks

James Clayton Brooks

Marilyn B Bryant, Co-Executor

Al C Ewing, Jr., Co-Executor

BILL GARRETT, Davidson County
Trans:T20130056167 DEEDWARR
Recvd: 07/02/13 11:00 2 pgs
Fees:13.00 Taxes:109.15

20130702-0068184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alma L Stinson, Mary V Ewin, Dorothy C Mitchell, Carrie Washington, George W Brooks, Doyle A Brooks, James Clayton Brooks,** 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 28th day of June, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marilyn B Bryant, Co-Executor, and Al C Ewing Jr., Co-Executor,** 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 28th day of June, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Steve Adkerson Jr
1013 S. Douglas Ave
Nashville, TN 37204

Tax Parcel No 09316012400

Property Address: 110 Lewis Street
Nashville, TN 37210

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 $29,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13