SEND TAX BILLS TO NEW OWNER:
Ricky D. Brown, etux
3071 Elm Hill Pike
Nashville TN 37214

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20150072424 DEEDWARR
Recvd: 08/26/15 11:08 3 pgs
Fees:18.00 Taxes:1202.50
20150826-0086358

Map & Parcel: 108-00-0-136.00

THIS DEED OF CONVEYANCE, executed and delivered by **NELSON REID DAVIS**, unmarried, hereinafter called the Grantor, to **RICKEY L. BROWN**, married, **LOUAN D. BROWN**, married, **ROBERT BROWN**, unmarried, and **REBECCA BROWN**, unmarried, all holding title as tenants in common, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, heirs and assigns, his one-half (1/2) interest in a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being part of Lot No. 6 on the Map of the Division of the Lands of Jno. Blair, deceased, of record in Minute Book F, page 440, of the County Court for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:

Beginning at a point in the center line of Elm Hill Pike, 120 feet east of the common corner of Lots No. 6 and 7, being 120 feet east of the northeast corner of the property conveyed to Lee Lavender by deed of record in Book 1236, page 245, Register's Office for said County; thence south 1° 20' West 550 feet to a stake; thence south 86° 15' East 730 feet to a stake in the west line of the Will Blair Land; thence along Blair's west line, South 1° 40' West 2010 feet to a post in E. S. Colley's line; thence along Colley's and Shane's lines, North 84° 50' West 836 feet to a 24 -inch ash, Lavender's corner; thence along Lavender's east line, North l° 20' East 2545 feet to the center line of Elm Hill Pike; thence along the center line of said pike, South 86° 15' East 120 feet to the point of beginning, containing 40.25 acres.

Being part of the property conveyed to Andrew Davis by deed from William Russell Hobson and wife, Marguerite McKnight Hobson, of record in Book 1451, Page 573, Register's Office for Davidson County, Tennessee.

EXCLUDED PARCEL: Included in the above-described property, but specifically excluded from this conveyance is that parcel of land conveyed to Louan Brown and husband, Ricky Brown, by Quitclaim Deed from Andrew Davis and wife, Minnie Lou Davis, recorded in Book 6445, Page 150, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 6 on the Map of the Division of the lands of Jno. Blair, deceased, of record in Minute Book F, page 440, of the County Court for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:

Beginning at a point in the center line of Elm Hill Pike, 120 feet east of the common corner of Lots No. 6 and 7, being 120 feet east of the northeast corner of the property conveyed to Lee Lavender by deed of record in Book 1236, page 245, Register's Office for said County; thence South 1° 20' West to the southerly border of Elm Hill Pike, thence continuing on in said direction South 1° 20' West 300 feet to a point; thence North 86° 15' West 20 feet to a point; thence North 1° 20' East 300 feet to the southerly border of Elm Hill Pike and continuing on

North 1° 20' East to the center line of Elm Hill Pike; thence South 86° 15' East 20 feet to the point of beginning.

CONTINGENT EQUITABLE INTEREST RETAINED BY GRANTOR: Pursuant to the parties' sale agreement, in the event the property is sold for more than $650,000.00 during the Grantor's lifetime, then the Grantor shall be entitled to one-half (1/2) of the net profit from the sale, with this provision terminating at the Grantor's death.

Being the majority of that property conveyed to Andrew Davis by Warranty Deed from William Russell Robson and wife, Marguerite McKnight Robson, recorded in Book 1451, Page 573 Register's Office for Davidson County, Tennessee. Andrew Davis died, testate, a citizen and resident of Davidson County, Tennessee on November 24, 1990. In his Last Will and Testament, appearing of record in Will Book 172, Page 306 in the Probate Court for Davidson County, Tennessee, the said Andrew Davis devised the above-described property to his wife, Minnie Lou Davis, his son, Nelson Reid Davis and his daughter, Louan Davis Brown, with each receiving an undivided one-third (1/3) share as tenants in common. Minnie Lou Davis died, testate, a citizen and resident of Davidson County, Tennessee on September 4, 2005. In her Last Will and Testament, appearing of record in Will Book 6168, Page 2136473 in the Probate Court for Davidson County, Tennessee, the said Minnie Lou Davis devised her residuary estate, including her undivided one-third (1/3) share of the above-described property, to her children, Louan Brown and Nelson Reid Davis, in equal shares.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs and assigns.

The Grantor further covenants with the Grantees, heirs and assigns, that, as to his undivided one-half interest, he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that, as to his undivided one-half interest, he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 24th day of August, 2015.

Nelson Reid Davis
NELSON REID DAVIS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nelson Reid Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 24th day of August, 2015.

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

My Commission Expires: _____

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$325,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Susan D Brown
AFFIANT

SUBSCRIBED and SWORN to before me this the 24th day of August, 2015.

My Commission Expires:_____

NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY