PREPARED BY (AND RETURN TO):

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W & I Ref: () Title No: 41628
Dav. Co. File: Box 8

Instr:20000609005751O Page: 1 OF 2
REC'D FOR REC 06/09/2000 8:33:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $410.70

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hasip Z. Bay 485 Ellenwood Drive Nashville, TN 37211	**SAME**

TAX MAP-PARCEL NUMBERS: 161-02-181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 111000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George William Brown, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hasip Z. Bay,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, McMurry Place of record in Plat Book 5200, page 440, Register's Office for said County.

SAID Lot No. 69 fronts 68.00 feet on the southwesterly margin of Ellenwood Drive and extends back 152.20 feet on the northwesterly line and 142.50 feet on the southeasterly line to a dead line in the rear, measuring 68.29 feet thereon.

BEING the same property conveyed to George William Brown, unmarried by deed from Gregory E. Campbell and wife, Susan A. Campbell of record in Book 9212, page 533, Register's office for said County.

Patsy W. Brown, spouse of George William Brown, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 440, said Register's Office, which Plan shows a 20 foot minimum building setback line from Ellenwood Drive and 10 foot easement for utility and drainage purposes along the rear line(s); Restrictive covenants of record in Book 5939, page 231, said Register's Office

This is improved property, known as: 485 Ellenwood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2000.

George William Brown

Patsy W. Brown

State of Tennessee
County of Davidson

On this 28th day of April, 2000, before me the undersigned authority, personally appeared **George William Brown** and Patsy W. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/28/00

Notary Public

PEGGY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 111000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 2000.

My Commission Expires: 3/23/02

Notary Public

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commisison Expires MAR 23 2002