PICK-UP

Instr:200007190071231 Page: 1 OF 3
REC'D FOR REC 07/19/2000 10:21:05AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $129.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF JULY, 2000

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/01

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

JOHN HENRY BROWN, SR., et ux
5604 KENTUCKY AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:

JOHN HENRY BROWN, SR, et ux
5604 KENTUCKY AVENUE
NASHVILLE, TN 37209

MAP NO. 91.6
PAR NO. 300
12W-16110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

CLIFFORD P. TAYLOR, UNMARRIED

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN HENRY BROWN, SR., and Wife, ANNIE JULANE BROWN

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 1509 and the easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville, No. 1, as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:

Beginning as a stake in the northerly margin of Kentucky Avenue, said stake being located South 85 degrees west 110 feet from the westerly margin of 56th Avenue North; thence with the northly margin of Kentucky Avenue, South 85 degrees east 32 feet to an iron pin; thence North 5 degrees west 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots No. 1507 and 1509, southerly 150 feet to the point of the beginning.

BEING the same property conveyed to CLIFFORD P. TAYLOR, by deed from JOEL FRANKLIN WAHL and Wife, PATRICIA WAHL, of record at Book 6930, Page 749, R.O.D.C.

This is improved property, known as 5604 Kentucky Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to GRANTEE, their heir and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of July, 2000.

s// CLIFFORD P. TAYLOR
CLIFFORD P. TAYLOR

William L. Taylor
WILLIAM L. TAYLOR, P.O.A.

STATE OF North Carolina

COUNTY OF Iredell

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **WILLIAM L. TAYLOR**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of July, 2000.

Samuel Paul Thomas Jr.
NOTARY PUBLIC

SAMUEL PAUL THOMAS JR NOTARY PUBLIC IREDELL COUNTY

MY COMMISSION EXPIRES: 11-17-2001