Davidson County DEEDWARR
Recvd: 07/06/01 14:40 2pgs
Fees:13.00 Taxes:148.00

20010706-0072384

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40030

WARRANTY DEED

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Kenneth M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/02

My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Brown	KENNETH BROWN	91-12-19
4341 Pecan Valley Rd.	4341 Pecan Valley Road	
Nashville, TN, 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Arthur Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth M. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 314 and the westerly 15 feet of Lot No. 312 of Block 43, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 314 and the westerly part of Lot No. 312 front together 40 feet on the southerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley 150 feet to another alley in the rear.

Being the same property conveyed to Arthur Thompson by Quitclaim Deed from Dicie F. Hunt of record at Instrument No. 20001117-0113900 Davidson County Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

Unimproved ( )
This is improved (X) property known as 4405 Illinois 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, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

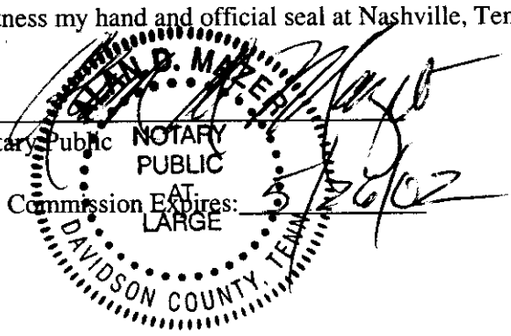
Witness my/our hand(s) this 5th day of July, 2001

X (his mark)
Arthur Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arthur Thompson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2001



Notary Public

My Commission Expires: 3/26/02

My Commission Expires MAY 26, 2002