WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Eddy C Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDDY C. BROWN	Eddy C. Brown	MAP 92-6
(NAME)	(NAME)	
2429 BATAVIA STREET	1300 N Gallatin Rd	PARCEL 643
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37208	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, PHILLIP WRIGHT, JR., AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDY C. BROWN, AN UNMARRIED PERSON

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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of G.W. Ashcrafts Subdivision of Lot No. 11 of the Boyd McNairy Tract, as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street and runs back between parallel lines 110 fet to an alley.

Being the same property conveyed to Phillip Wright, Jr. by Quitclaim Deed of record in Instrument No. 20000520051029, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/27/01 15:44 2pgs
Fees:13.00 Taxes:74.00

20010827-0092461

unimproved ( )
This is improved (X) property, known as 2429 BATAVIA STREET, NASHVILLE, TENNESSEE 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 14th day of August, 2001

Phillip Wright Jr.
PHILLIP WRIGHT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP WRIGHT, JR., AN UNMARRIED PERSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON _____, Tennessee, this 14th day of August, 2001.

Commission expires November 27, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public