WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 10/09/01 15:03 2pgs
Fees:13.00 Taxes:443.63

20011009-0110081

G-7082-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

David L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: ~~September 28, 2001~~ 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Brown (NAME)	Translands Financial Service, (NAME)	MAP 60-11
200 Kennith Drive (ADDRESS)	2700 Westhall Lane, Suite 210 (ADDRESS)	PARCEL 30
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Maitland, FL 32751-7294 (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, Etta Larue Short, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Brown and wife, Brenda D. 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:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Kennith Drive the common corner of Lots 7 and 8; thence with the line between said lots, southeastwardly 219.9 feet to a point; thence with the line between lots 7 and 9, southeastwardly 44.3 feet to a point; thence northeastwardly 215.95 feet to a point in the southwesterly margin of Sunset Drive; thence with the margin of the same, northwestwardly 158 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 20 feet, 31.42 feet to a point in the southeasterly margin of Kennith Drive; thence with the margin of the same, southwestwardly 150 feet to the beginning.

Being the same property conveyed to William Cordell Short and wife, Etta Larue Short by deed from Gaines & Gregory Construction Co., Inc. of record in Book 2957, Page 189, Register's Office for Davidson County, Tennessee. William Cordell Short having since died.

unimproved ( )
This is improved (X) property, known as 200 Kennith Drive, Nashville, TN 37207
(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 28th day of September, 2001

Etta LaRue Short

Etta Larue Short

DCTN01WC

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 Etta Larue Short

the bargainor _____. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of September 2001.

Commission expires ~~September 28, 2001~~ 10-25-03

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