STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Eddy C Brown
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of October, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/19/01 15:49 2pgs
Fees:13.00 Taxes:148.00
20011019-0114577

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eddy C. Brown
111 Jay Street
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER
1312 Liberty Ln
Gallatin TN 37066

MAP-PARCEL NUMBERS:
Map/Parcel 119-050-225.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darlene P. Burnette, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Eddy C. Brown,** hereinafter referred to as Grantees, his 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. 119 on the Map of the Re-Subdivision of Lots 3, 4, and 5, and parts of Lots 5 and 6 in Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 50 feet on the southerly side of Jay Street and runs back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Annie E. Burnette and daughter Darlene P. Burnette, or to the survivor of them, by deed from Robert D. Walls and wife, Carolyne J. Walls of record in Book 5739, Page 58, Register's Office for Davidson County, Tennessee. Property was further conveyed by instrument of record in Book 6344, page 192, said Register's Office; being further conveyed by Quitclaim Deed

from Darlene P. Burnette to Annie E. Burnette of record in Book 7582, page 704. being further conveyed by Affidavit of Heirship to Darlene P. Burnette of record in Book 11423, page 210, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 111 Jay Street, Nashville, Tennessee 37210.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 16th day of October, 2001.

Darlene P. Burnette

Darlene P. Burnette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene P. Burnette, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2001.

Notary Public

My Commission Expires: 1/19/04

04159-BP