Davidson County DEEDWARR
Recvd: 04/08/02 16:25 3pgs
Fees:18.00 Taxes:133.20
20020408-0043029

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **April, 2002, by and between PATSY ANN DECKER, A WIDOW, UNMARRIED, hereinafter called Grantor, and DOUGLAS LEE BROWN and NANCY ELAINE BROWN, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PATSY ANN DECKER, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto DOUGLAS LEE BROWN and NANCY ELAINE BROWN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 317 & 319 MANZANO ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Patsy Ann Decker

PATSY ANN DECKER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PATSY ANN DECKER, A WIDOW, UNMARRIED, the within named 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, at office, this **3rd** day of April, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DOUGLAS LEE BROWN and NANCY ELAINE BROWN, HUSBAND AND WIFE

215 MEADOW LANE
SAVANNAH TN 38372

Property Address:

317 & 319 MANZANO ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: 52-3-176, 43-15-181

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Douglas Lee Brown
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **April, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 11th Civil District of Davidson County, Tennessee, being the westerly one half of Lot No. 21, William I. Love's Larkin Springs Property, being on file at the office of Guaranty Title Company and more particularly described as follows:

Said westerly half of Lot No. 21 fronts 100 feet on the northerly side of Manzano Road and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Darryl W. Decker, Sr., and wife, Patsy Ann Decker, by Deed from Delbert Lee Roberts and wife, Mildred Elizabeth Roberts, of record in Book 3836, page 520, Register's Office for Davidson County, Tennessee and by Deed of record in Book 7726, page 171, said Register's Office and by the Last Will and Testament of Delbert Lee Roberts, Deceased, of record in Will Book 189, page 227, Davidson County Probate Clerk's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (52-3-176, 43-15-181).

2. Unrecorded easements for roads and utilities, if any.

3. Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6643, page 779, and Book 6878, page 978, said Register's Office.