WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/02 09:36 2pgs
Fees:13.00 Taxes:185.00
20020412-0045450

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 50.000.00**

Leslie E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH 2002.

Frank E. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:	Frank E. Lee, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Lucio Diaz	Same	118-08-0
2403 Cruzen St.		120.00
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LESLIE E. BROWN** AND WIFE, **SHERRY J. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCIO DIAZ**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 201 (erroneously referred to as Lot No. 2 at one point in previous conveyance) on the Map of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 201 fronts 50 feet on the westerly side of Cruzen, also known as Cruzen Street and Cruzen Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Leslie Brown by deed from Carrie Miles of record in Book 7149, Page 504, Register's Office for Davidson County, Tennessee.

The said Sherry J. Brown joins in this conveyance to convey any and all marital right she may have in said real estate. The said Leslie Brown, Leslie E. Brown and Leslie Everett Brown is one and the same person.

The above description is the same as in the previous deed of record.

2403 Cruzen St., Nashville, Tennessee 37211

(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant

with said GRANTEE 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 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 hands this 22nd day of March 2002.

Leslie E. Brown
LESLIE E. BROWN - Seller

Sherry J. Brown
SHERRY J. BROWN - Seller

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 **Leslie E. Brown**, 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 Nashville, Tennessee, this 22nd day of March 2002.

Frank E. Lee
NOTARY PUBLIC

My commission expires: 9-24-2005

FRANK E. LEE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherry J. Brown**, 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 ~~Nashville~~ Smyrna, Tennessee, this 20 day of March 2002.

Stacy A. Wilder
NOTARY PUBLIC

My commission expires: May 15, 2004

STACY A. WILDER NOTARY PUBLIC AT LARGE RUTHERFORD