Davidson County DEEDWARR
Recvd: 11/04/02 08:33 4pgs
Fees:23.00 Taxes:281.20
20021104-0134563

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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 25th day of October, 2002, by and between OSCAR E. BROWN, UNMARRIED, and RICHARD W. BROWN, UNMARRIED, hereinafter called Grantors, and JOHN R. PRIMM, UNMARRIED, hereinafter called Grantee.

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, OSCAR E. BROWN, UNMARRIED, and RICHARD W. BROWN, UNMARRIED, Grantors, do hereby bargain, sell, transfer and convey unto JOHN R. PRIMM, UNMARRIED, hereinafter referred to as Grantee, his 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 Grantors 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 505 COMBS TERRACE, NASHVILLE, TN 37207.

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

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Oscar E. Brown
OSCAR E. BROWN
Signature of Seller

Richard W. Brown
RICHARD W. BROWN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **OSCAR E. BROWN,** the within named 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 office in Davidson County, Tennessee, this **25th** day of **October, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RICHARD W. BROWN, the within named 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 office in Davidson County, Tennessee, this **25th** day of **October, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JOHN R. PRIMM, UNMARRIED

801 Gillock St
Nashville, TN 37216

Property Address:

505 COMBS TERRACE
NASHVILLE, TN 37207

Person Responsible for Taxes:

COLUMBIA NATIONAL INCORPORATED
7142 Columbia Gateway Drive
Columbia, MD 21046-2149

Map & Parcel #: MAP 60-13, PARCEL 98

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 **$76,000.00** 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.

John R. Primm
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **October, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Trinity Hills Village, Section One, Second Addition, as of reord in Book 4175, Page 79, Reigster's Office for said County.

Said Lot No. 87 fronts 55.0 feet on the westerly margin of Combs Terrace and extends back 125.8 feet on the northerly line and 134.4 feet on the southerly line to a dead line in the rear measuring 77.1 feet thereon.

Being the same property conveyed to Oscar Lee Brown and wife, Mary E. Brown, by Warranty Deed from Trinity Hills Village, Inc., a Tennessee corporation, of record in Book 4455, page 866, Register's Office for Davidson County, Tennessee. Oscar Lee Brown predeceased Mary E. Brown, as stated in Affidavit of Heirship, of record in Instrument No. 20020620-0074465, said Register's Office. Mary Brown, a widow, died intestate August 18, 1998, survived by Oscar E. Brown, Theodore Brown, Richard W. Brown, William Dotson, Phyllis R. Dotson Jackson, Deborah Brown Warner and Darlene Brown as the sole next of kin and heirs at law. By subsequent and successive Quitclaim Deeds of record in Book 11549, page 295; Book 11549, page 296, Book 11549, page 298, Deborah Warner Williams Dotson, Darlene Brown and Phyllis R. Dotson Jackson conveyed all of their right, title and interest in and to said property to Oscar E: Brown, James D. Brown, Reginald L. Brown, Theodore Brown and Richard W. Brown. James D. Brown, Reginald L. Brown and Theodore Brown subsequently conveyed all of their right, title and interest in and to said property to Oscar E. Brown and Richard W. Brown, by Quitclaim Deed of record in Instrument No. 20020529-0064896, said Register's Office. Mary Brown and Mary E. Brown were one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Section One, Second Addition, Trinity Hills Village, of record in Plat Book 4175, page 79, said Register's Office, which plan includes a 30-foot minimum building setback line from Combs Terrace; a 10-foot public utility and drainage easement along the rear lot line.

3. Restrictive Covenants recorded in Book 4326, Page 653, Register's Office for DAVIDSON County, Tennessee.