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Davidson County DEEDWARR
Recvd: 03/18/03 14:18 2pgs
Fees:13.00 Taxes:1313.50

20030318-0035841

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $355,000.00. June McHugh Affiant Subscribed and sworn to before me, this 17th day of March, 2003. Notary Public My Commission Expires: 11/27/07

Address New Owner As Follows: June McHugh and Thomas L. Gould 2602B Westwood Drive Nashville, TN 37204	Send Tax Bills To: Same	Map-Parcel Number 104-08-0 342.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. AARON BROWN,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUNE MCHUGH AND SPOUSE, THOMAS L. GOULD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O. B. Hayes Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C. D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to J. Aaron Brown by deed from Joseph C. Galante and wife, Georgeann J. Galante, of record in Book 6835, page 921, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as 1508 16th Avenue South, Nashville, TN 37212.

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 I covenant with the said Grantees 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of March, 2003.

J. Aaron Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. AARON BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2003.

Notary Public

My Commission Expires: 1/27/07