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(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/03 15:20 2pgs
Fees:13.00 Taxes:810.30

20030408-0046596

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-16-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estifanos Tesfay	Same	Map 82-07-0, Parcel 349
(NAME)	(NAME)	
PO Box 90608		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John G. Brevard and wife, Donna Brevard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Estifanos Tesfay**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 a lot or parcel of land in Northeast Nashville, being a part of the John W. Bryan property, described as follows:

Beginning on the northerly margin of Grace Avenue, 100 feet easterly from the easterly margin of Meridian Street, running thence northerly and parallel with Meridian Street, 165 feet to the southerly margin of an alley; thence easterly along said alley, 80 feet; thence southerly and parallel with Meridian Street, 165 feet to the northerly margin of Grace Avenue; thence westerly with the northerly margin of said Avenue, 80 feet to the beginning.

Being the same property conveyed to Realty & Investment Solutions, LLC, by warranty deed of Mark R. Rodriquez and wife, Judy Lea Rodriquez, of record in Book 107424, page 989, Register's Office of Davidson County, Tennessee. Being the same property conveyed to John G. Brevard, a married person, by Assumption Warranty deed of Realty & Investment Solutions, LLC of record in Book 11485, page 126, Register's Office of Davidson County, Tennessee.

Encumbrances: 2003 County Taxes have been prorated with Grantee assuming payment thereof when said taxes become due and payable. Map 82-07-0, Parcel 349; Matters appearing on the plan of record in Plat Book 57, page 11, Register's Office.

This is improved X property, known as 305 Grace Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 4th day of April, 2003.

John G. Brevard

Donna Brevard

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared John G. Brevard and wife, Donna Brevard, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of April, 2003.

Commission expires: 6-16-04

Notary Public

