WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 2003

Notary Public

My Commission Expires MAR. 25, 2006

MY COMMISSION EXPIRES: 3-25-06

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Brown, Jr (NAME)	Ronald G. Brown Jr. (NAME)	MAP 72-13
822 West Douglas Avenue (ADDRESS)	1813 Rosebank Ave. (ADDRESS)	PARCEL 306
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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, Harold E. West and wife, Mary Anna West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Brown, Jr

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, Tennesee, Being Lot 9, Block A, Revised Plat of L.M. Ezell's 2.11 acre tract of Talbot Land of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold E. West and wife, Mary Anna West by Warranty Deed from Ronnie Brown and wife, Darlene Brown of record in Book 6693, Page 413, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAT OF L. M. EZELL'S 2.11 ACRE TRACT OF TALBOT LAND OF RECORD IN BOOK 1130, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO TAXES FOR 2003, A LIEN, BUT NOT YET DUE AND PAYABLE.

Davidson County DEEDWARR
Recvd: 04/23/03 13:51 2pgs
Fees:13.00 Taxes:192.40

20030423-0054222

unimproved ( )
This is improved (X) property, known as 822 West Douglas Avenue, Nashville, Tn 37206
(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 hand s this 22nd day of April, 2003

Harold E. West

Harold E. West

Mary Anna West

Mary Anna West

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 Harold E. West and wife, Mary Anna West

the bargainor, s, 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 and official seal at Madison, Tennessee, this 22nd day of April, 2003.

Commission expires 3-25-2006

Notary Public

DENISE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public