19708 (1)

BOX 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00.

Kenneth M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF SEPTEMBER, 2003.

David B Herbert
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 24, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/15/03 15:34 3pgs
Fees:18.00 Taxes:166.50
20030915-0135313

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19708

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenneth M. Brown & Karen R. Brown 4341 Pecan Valley Road Nashville, TN 37218	SAME	67 – 127 (4950 Old Hickory Blvd.) & 67-107 (4966 Old Hickory Blvd.)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel J. LaVoi and Madoline F. LaVoi, Trustees, of The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust dated May 17, 2003, with full power and authority to sell, convey, and/or encumber upon which terms or conditions as they determine, without the approval or joinder of any beneficiary, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kenneth M. Brown and wife, Karen R. Brown, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as: 4950 & 4966 Old Hickory Blvd, Nashville, TN 37218.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of

mL KB KB

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 12th day of September, 2003.

Samuel J. LaVoi

Samuel J. LaVoi, Trustee

Madoline F. LaVoi

Madoline F. LaVoi, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **SAMUEL J. LAVOI AND MADOLINE F. LAVOI, Trustees**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained as Trustee of The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust.

Witness my hand and official seal this 12th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
Davidson
Harold B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Exhibit "A"
Legal Description

Tract I:

LAND in Davidson County, Tennessee, described as follows:

TRACT No. 8 begins at an iron pin in the easterly margin of Old Hickory Boulevard, said iron pin being located in the common corner between Tract No. 8 and Tract No. 9; thence north 86 deg. east 718.97 feet to an iron pin; thence south 36 deg. 1' east 328.79 feet to an iron pin; thence north 89 deg. 55' west 895.38 feet to an iron pin located in the easterly margin of Old Hickory Boulevard; thence along said margin north 4 deg. west 211.14 feet to the point of beginning, said tract containing 4.45 acres, more or less.

BEING Tract Nos. 9 and 10 of the Edie I. Bateman Farmer heirs lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones & Moore Company, Inc., Dickson, Tennessee, dated March 21, 1975, as follows:

SAID Tract No. 9 begins at an iron pin on the easterly margin of Old Hickory Boulevard, said point being located north 4 degrees 00 minutes west 421.14 feet from the northerly boundary of the property conveyed to Leonard Barns of record in Book 2876, page 300, Register's Office for said County; thence with the common line between Tract No. 8 and Tract No. 9 north 86 degrees 00 minutes east 718.97 feet to an iron pin in the southeasterly margin of Old Hickory Boulevard; thence around a curve to the left having a radius of 718.97 feet, a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

SAID Tract No. 10 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said point being the common corner of Tracts No. 9 and 10; thence south 65 degrees 00 minutes 30 seconds east 718.97 feet to a point in the common corner of Tract 9 and 10 and in the southwesterly boundary of Tract 11; thence north 36 degrees 01 minutes west 718.97 feet to the southerly margin of Old Hickory Boulevard; thence along a curve to the left having a radius of 718.97 feet a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

TRACT NO. 8 being the same property vested in Affiliated Building Services, Inc. by Decree for Redemption issued in File-Tax Civil Action No. 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108498 in the Register's Office for Davidson County, Tennessee.

TRACT NO. 9 and Tract No. 10 being the same property vested in Affiliated Building Services, Inc. by Decree for Redemption issued in File-Tax Civil Action No. 00-781-111, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108497 in the Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed to The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust by Madoline F. LaVoi of record in Instrument No. 20030612-0081231, Register's Office for Davidson County, Tennessee.

The above described property is known as: 4950 & 4966 Old Hickory Blvd., Nashville, TN 37218