WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Brian Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Right to Life	Tennessee Right to Life	147-3-48
(NAME)	(NAME)	
1 Welshwood Drive	4802 Charlotte Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 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, **EDWARD M. BROWN AND WIFE, LUCILLE E. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE RIGHT TO LIFE,** ✱ 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 the 30th Councilmanic District of Davidson County, Tennessee, being Section 12, of Welshwood Park, as of record in Book 4885, page 64, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the southerly margin of Welshwood Drive, thence south 16 degrees 54' 04" East, 280.58 feet, South 75' 26' 56" West 100.08 feet; North 16 degrees 54' 04" West 302.81 feet to a point in the southerly margin of Welshwood Drive; thence in a curve along the southerly margin of Welshwood Drive in an easterly direction 103.61 feet.

Being the same property conveyed to Edward M. Brown and wife, Grace V. Brown by deed from A. B. Ivey and wife, Doris C. Ivey of record in Book 5390, page 476 said Register's Office and further conveyed to Edward M. Brown and wife, Lucille E. Brown by Quitclaim Deed from Edward M. Brown, widower of Grace V. Brown, deceased of record in Book 8971, page 867 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as **1 Welshwood Drive, Nashville, TN 37211**
(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 3rd day of October, 2003.

Edward M. Brown

Edward M. Brown

Lucille E. Brown

Lucille E. Brown,

✱ A TENNESSEE NOT FOR PROFIT CORPORATION

Davidson County DEEDWARR
Recvd: 10/08/03 09:09 2pgs
Fees:13.00 Taxes:314.50

20031008-0149087

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 Edward M. Brown and Lucille E. Brown the bargainors, 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 Nashville, Tennessee this 3d day of October, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

