Record 4th
File Box 604

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/03 13:28 2pgs
Fees:13.00 Taxes:111.00

20031117-0167384

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $30,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of Oct. 2003

Notary Public
My Commission Expires
(Affix Seal)

ALAN B. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises	SAME	19-081.14-0-059.00
302 42nd Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Brown, III, Preston S. Brown, John Ben Grice, Jr., and Jaqueline E. Byrd**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of E.T. Holman's Subdivision of Lots No. 41,42, and 43 of Boyd McNairy's Addition to Nashville, of record in Book 161, page 2, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines with the easterly margin of 26th Avenue North, formerly unnamed, 150 feet to an alley.

Being the same property conveyed to John M. Brown, III, Preston S. Brown, John Ben Grice, Jr., and Jaqueline E. Byrd, by Quitclaim Deed from John M. Brown, III as representative of the Estate of Irene Elizabeth Brown Harrell, deceased, on April 28, 2003, of record in Instrument Number 20030508-0061519, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 2, Register's Office Davidson County, Tennessee.

This is improved property known as: **2520 Scovel Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 3, 2003.

John M Brown III
John M. Brown III

Preston S. Brown by John M Brown III as attorney in fact
Preston S. Brown

John Ben Grice, Jr. by John M Brown III as attorney in fact
John Ben Grice, Jr.

Jaqueline E. Byrd by John M Brown III as attorney in fact
Jaqueline E. Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Brown, III,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 3, 2003

My commission expires _____

_____
Notary Public

ALAN B. MALONEY NOTARY PUBLIC AT LARGE Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **John M. Brown, III**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Preston S. Brown**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by singing the **Preston S. Brown**, the bargainor(s), by the said **John M. Brown, III**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of October, 2003.

_____ My Commission Expires: _____
NOTARY PUBLIC

ALAN B. MALONEY NOTARY PUBLIC AT LARGE Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **John M. Brown, III**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **John Ben Grice, Jr.**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by singing the **John Ben Grice, Jr.**, the bargainor(s), by the said **John M. Brown, III**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of October, 2003.

_____ My Commission Expires: _____
NOTARY PUBLIC

ALAN B. MALONEY NOTARY PUBLIC AT LARGE Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **John M. Brown, III**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Jaqueline E. Byrd**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by singing the **Jaqueline E. Byrd**, the bargainor(s), by the said **John M. Brown, III**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of October, 2003.

_____ My Commission Expires: _____
NOTARY PUBLIC

ALAN B. MALONEY NOTARY PUBLIC AT LARGE Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN