Davidson County DEEDWARR
Recvd: 12/15/03 11:44 3pgs
Fees:18.00 Taxes:2867.50
20031215-0178942

This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Daniel J. McCormick and wife,
Carrie S. McCormick
3727 Richland Avenue
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
104-09
Parcel 110

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARTIN S. BROWN, JR. and wife, CATHERINE S. BROWN** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **DANIEL J. McCORMICK and wife, CARRIE S. McCORMICK** (hereinafter the "Grantee"), and Grantee's heirs and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 18 of Block 7, Division "A," on the plan of Richland Realty Company Division "A," of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated December 21, 1978, as follows:

Beginning at an iron pin in the right-of-way intersection of Richland Avenue and Christopher Street; thence with the south margin of Richland Avenue, N 62 deg. 47 min. 10 sec. E 50.01 feet to an iron pin; thence leaving said south margin along the west line of G. R. Coult's property as recorded in Book 2302, page 295, said Register's Office, S 27 deg. 13 min. 40 sec. E, 200.13 feet to an iron pin located in the north line of M. L. and L. E. Slanigan as recorded in Book 1258, page 34, said Register's Office; thence along Slanigan's north line S 63 deg. 01 min. 34 sec. W 50.04 feet to an iron pin in the east margin of Christopher Street; thence along said margin N 27 deg. 13 min. 02 sec. W, 199.93 feet to the point of beginning, containing 10,006 square feet (0.23 acres) more or less.

Being the same property conveyed to Martin S. Brown, Jr., and wife, Catherine S. Brown by deed from David Berger Graves, III and wife, Elena W. Graves of record in Book 9225, page 36, Register's Office of Davidson County, Tennessee.

This improved property, known as 3727 Richland Avenue, Nashville, Tennessee 37205.

Together with buildings, improvements and appurtenances located thereon, and all mineral interests and all right, title and interest of Grantor in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of this 10th day of December, 2003.

MARTIN S. BROWN, JR.

CATHERINE S. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stella M. McDaniel, a Notary Public in and for said County and State, MARTIN S. BROWN, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of ~~December~~, 2003.

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stella M. McDaniel, a Notary Public in and for said County and State, CATHERINE S. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2003.

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2003.

Notary Public

My Commission Expires: 3/28/07

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007