PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45242
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/19/03 13:04 2pgs
Fees:13.00 Taxes:808.45
20031219-0181171

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew T. Brown Amanda N. Brown 4904 Idaho Ave. Nashville, Tennessee 37209	same

TAX MAP-PARCEL NUMBERS: 103-03-127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$218,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jody B. Davis and spouse, Erika L. Davis,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew T. Brown and spouse, Amanda N. Brown** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 805 of Block 37 on the Plan of charlotte Park Company's First Addition of record in Book 57, Page 103 Register's Office for said County.

Said Lot No. 805 of Block 37 fronts 50.0 feet on the northerly margin of Idaho Avenue, formerly 5th Avenue, and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Jody B. Davis and wife, Erika L. Davis by deed from Charles N. Flachs and wife, Rose Marie Flachs of record in Book 9743, Page 523, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

This is improved property, known as: 4904 Idaho Ave., Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of December, 2003.

Jody B. Davis

Erika L. Davis

State of

County of

On this 9th day of December, 2003 , before me the undersigned authority, personally appeared Jody B. Davis Erika L. Davis , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Aug 8, 2005

Notary

State of Arizona

County of Yuma

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $218,500.00

Affiant

Sworn and subscribed before me this the 10th day of December, 2003

Notary Public

My Commission Expires: Aug 8, 2005