Davidson County DEEDWARR
Recvd: 01/27/04 11:12 2pgs
Fees:13.00 Taxes:222.00

20040127-0010236

PICK-UP

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2004. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Hammond & Brandt Builders 2607 Eugenia Avenue Nashville, TN 37211	Same	158-04-0 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEWART B. BRANDT**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HAMMOND & BRANDT BUILDERS,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Sherwood Forest Subdivision, of record in Book 4175, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Stewart B. Brandt by deed from Charles Edward McCabe of record as Instrument No. 20000830-077068, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 4175, page 114, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7959, page 627, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6014 Sherwood Court, Nashville, TN 37215.

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of January, 2004.

Stewart B Brandt

Stewart B. Brandt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEWART B. BRANDT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of January, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007