39-B

04-1042

WARRANTY DEED

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2004

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa K. Browne (NAME)	Capital Bank + Trust (NAME)	MAP 130-05
131 Taggart Avenue (ADDRESS)	1820 West End Ave (ADDRESS)	PARCEL 98
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	7 DZ 32505

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, James R. Dismukes, II and Christina B. Dismukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa K. Browne and Dale W. Polley, Jr., both unmarried, as joint tenants in common with right of survivorship

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:

BEING Lot No. 9, on the Plan of Highlands of Belle Meade No. 2, Second Revised Plan, Block "F", of record in Plat Book 1130, Page 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James R. Dismukes, II, unmarried by deed from Ames Douglas Krebs of record in Book 11375, Page 286, Register's Office, Davidson County, Tennessee.

NOTE: James R. Dismukes, II, James R. Dismukes and James Russell Dismukes are one and the same person.
NOTE: Christina B. Dismukes, Christina Dismukes, Christy Dismukes and Christy B. Dismukes are one and the same person.

This is the same description as in previous deed of record.

This conveyance is subject to 2004 taxes, prorated and assumed by the Grantees; all matters as set out on th plan of record in Book 1130, pages 71 and 72; subject to a limited access easement of record in Book 5983, page 725, Register's Office for Davidson County, Tennessee; to any and all

CONTINUED

unimproved ( )
This is improved (X) property, known as 131 Taggart Avenue, Nashville, TN 37205
(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 hand s this 27th day of February, 2004

James R. Dismukes, II

Christina B. Dismukes

Davidson County DEEDWARR
Recvd: 03/02/04 09:36 2pgs
Fees:13.00 Taxes:1676.10
20040302-0023288

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 James R. Dismukes, II and Christina B. Dismukes

the bargainor s, 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 Brentwood, Tennessee, this 27th day of February 2004.

Commission expires November 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictive covenants and/or easements located on said property.