File #200490187

Davidson County DEEDWARR
Recvd: 03/15/04 10:25 2pgs
Fees:13.00 Taxes:88.80

20040315-0029156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00.

Cynthia H. Kinnard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 10, 2007

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia H. Kinnard	Same	Map/Parcel: 81-02-193
(NAME) 1501 Sweetbriar Ave.	(NAME)	
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HUBERT BROWN, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CYNTHIA H. KINNARD**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 77B, on the Plan of Zone Lot Division, Lot No. 77, Buena Vista Heights, as shown by plat appearing of record in Plat Book 6200, Page 497 revising Plat Book 161, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Hubert Brown by Warranty Deed dated August 2, 1996 of record in Book 10235, Page 507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters shown on plat of record in Plat Book 6200, Page 497 revising Plat Book 161, Page 19; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1724 Nubell Street, Nashville, TN
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 12th day of March, 2004.

Hubert Brown

Hubert Brown

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Hubert Brown, an unmarried person, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

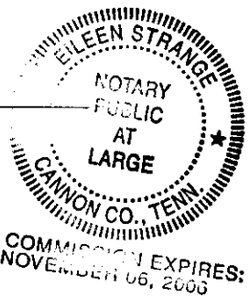
Witness my hand and official seal, this 12th day of March, 2004.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129