39-B

Davidson County DEEDWARR
Recvd: 06/16/04 15:15 3pgs
Fees:18.00 Taxes:1106.30
20040616-0071423

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Paula W. Morgan
1914 Ashwood Avenue
Nashville, TN 37212

SEND TAX BILL:

MORTGAGEE:

MAP AND PARCEL:
Map 104-16-0
Parcel 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diane K. Luyster, n/k/a Diane K. Brown**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Paula E. Morgan**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly half of Lot No. 126 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description of said lot.
>
> Being the same property conveyed to Diane K. Luyster by deed from James Jason Holcomb and Buffy R. Holcomb, husband and wife, of record in Instrument No. 20010306-0021192, Register's Office for Davidson County, Tennessee. The said Diane K. Luyster has since married and is now known as Diane K. Brown.
>
> Edward W. Brown joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Diane K. Brown.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1914 Ashwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 14th day of June, 2004.

Diane K. Brown

Edward W. Brown by Diane K. Brown

Edward W. Brown by Diane K. Brown, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Diane K. 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of June, 2004.

My Com Exp:
9-30-06

Notary Public

JEANNIE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, DIANE K. BROWN to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of EDWARD W. BROWN and who acknowledged that he executed the same as the free act and deed of EDWARD W. BROWN.

Witness my hand and official seal this 14th day of June, 2004.

Notary Public

My Commission Expires: 9-30-06

JEANNIE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $299,000.00.

Sandi Wilcox Todd

AFFIANT

Subscribed and sworn to before me
this 14th day of June, 2004.

Joretta F North

NOTARY PUBLIC

My Commission Expires: 11-25-06

JORETTA F. NORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.