Davidson County DEEDWARR
Recvd: 06/22/04 13:53 2pgs
Fees:13.00 Taxes:666.00

20040622-0073880

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward William Brown **Kurt Denny**	Edward William Brown **Kurt Denny**	**117-12-101.00**
1577 Woodmont Blvd	**1577 Woodmont Blvd**	
Nashville TN 37215	**Nashville TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Edward William Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward William Brown and, Kurt Denny, as Joint Tenants with Rights 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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 8, of Block "B", on the Map of Clairmont Subdivision, of record in Book 974, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 of Block "B" fronts 88.82 feet on the southerly margin of Woodmont Boulevard and extends back 192.8 feet on the westerly line and 195.33 feet on the easterly line, to a dead line in the rear, measuring 88.8 feet thereon.

Being the same property conveyed to Edward William Brown, by Deed from C T Smith, dated 01/12/2001, of record in Instrument No. 200101160004754, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **1577 Woodmont Blvd, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **17th** day of **June, 2004.**

Edward William Brown

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Edward William Brown,** the within named sellers, 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, at office, this **16th** day of **June, 2004.**

Notary Public

My Commission Expires: 5/20/06