WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/23/04 15:29 2pgs
Fees:13.00 Taxes:451.40

20040723-0088540

THIS INSTRUMENT WAS PREPARED BY

Southern Title LLC,
379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell B. Davis	Russell B. Davis	
(NAME)	(NAME)	53-3-374
505 15th Street	505 15th Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041070

For and 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, **I** Ronnie C. Brown and wife, Rebecca E. Brown and Rose M. Brown as joint tenants with right of survivorship, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Russell B. Davis** (Married), hereinafter called the GRANTEE, **his/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 Lot No. 40, Section E, Village of Old Hickory, as shown on Revised Plan recorded December 30, 1948 in Book 1424, page 87, in Register's Office for Davidson County, Tennessee; fronting 88.7 feet on Fifteenth Street, containing 0.79 acres, more or less.

Property Commonly known as: 505 15th Street Davidson County, Old Hickory, TN 37138

Being the same property conveyed to Ronnie C. Brown and wife, Rebecca E. Brown, and Rose M. Brown as joint tenants with the right of survivorship by deed from Noble C. Ladd and wife Dorothy Heney Ladd in Register Book 8812, page 989, dated 11/25/92, Register's Office for Davidson, County, Tennessee.

This is improved X property, known as 505 15th Street, Old Hickory, TN 37138 (unimproved)

(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, his/her heirs and assigns forever; and I do 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of July, 2004.

Ronnie C. Brown

Rebecca E. Brown

Rose M. Brown by Attorney in Fact Ron Brown

Rose M. Brown by Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Old Hickory, Tennessee this. 16th day of July 2004.

Commission expires: 2-23-08

Notary Public

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

* Ronnie C. Brown and wife, Rebecca ~~E~~Brown

State of Tennessee
County of Davidson

Before me, a Notary Public in and for said County and State, personally appeared Ron Brown, individual who executed the foregoing instrument on behalf of Rose M. Brown as her true and lawful attorney in fact and acknowledge the same to be the free act and deed of the within named Ron Brown.

Witness my hand and official seal this 16th day of July, ~~2004~~.

My Commission Expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public