This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Paul L. Corby
619 Boscobel
Nashville, TN 37206

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 08/02/04 08:55 2pgs
Fees:13.00 Taxes:307.10
20040802-0091940

MAP AND PARCEL:
MAP 083-06-0
PARCEL 342.00
23W-9325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Barbara Brooks, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Paul L. Corby, unmarried, hereinafter called the Grantee, his 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 east 57 feet of the southerly 150 feet of Lot No. 2, on the Map of W. L. Horn's Spout Spring Addition, of record in Book 57, Page 106, AKA Lot "C" on the unrecorded Map of Subdivision of said Lot 2, described according to a survey of CAMPBELL, McRAE & ASSOCIATES SURVEYING, INC., dated 7/26/04, described as follows:
>
> Said Lot C fronts 57 feet on the north side of McEwen Avenue and runs back 150 feet between parallel lines, parallel to and 113 feet east of Rudolph Street to the south line of Lot D.
>
> Being the same property conveyed to Barbara Brooks by deed from Barbara Stanley of record in Book 6276, Page 698, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1619 McEwen Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul L. Corby, unmarried, his heirs and assigns, forever; and I, Barbara Brooks, unmarried 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 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 heirs 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 my hand this the 29th day of July, 2004.

Barbara Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara Brooks, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2004.

ANN MARIE LUTTRELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/24/07

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

NOTARY PUBLIC AT LARGE