This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040366

Davidson County DEEDWARR
Recvd: 08/02/04 13:33 2pgs
Fees:13.00 Taxes:321.90

20040802-0092185

**Send Tax Bills To:**
Same

Return To:
**Elite Title Company**
**109 Westpark Drive**
**Suite 230**
**Brentwood, TN 37027**

**New Owner is:**
Michael A. Brown
2026/2028 Cooper Lane
Nashville, TN 37216

MAP: 72-08
PARCEL: 257.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ronald L. Lawler**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael A. Brown**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 5 on the plat of Dalewood Subdivision, Section 5, as of record in Book 4175, Page 84, Register's Office for Davidson County, to which reference is hereby made for a more complete description of said lot.

The subject property is improved property commonly known as 2026 & 2028 Cooper Lane, Nashville, Tennessee.

Being the same property conveyed to Ronald L. Lawler, an unmarried man by Deed from Douglas L. Gregory and wife, Susan L. Gregory dated 10/30/97, recorded 11/05/97, in Book 10672, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of July, 2004.

GRANTOR:

Ronald L Lawler

**Ronald L. Lawler**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ronald L. Lawler** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of July, 2004.

Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Melissa Lawler

Affiant

**SWORN TO** and subscribed before me this 27 day of July, 2004.

NOTARY PUBLIC

My commission expires:

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