RTEC 08
Box 48A

Davidson County DEEDWARR
Recvd: 08/18/04 12:55 2pgs
Fees:13.00 Taxes:740.00
20040818-0099873

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**913 Conference Drive, Suite 101**
**Goodlettsville, TN 37072**

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $200,000.00**

Janelle J. McClure
**Affiant**

**Subscribed and sworn to before me, this 2nd day of August, 2004.**

Ester Baldwin
**Notary Public**
**My commission expires:** ~~11/28/05~~ 7/29/06

**08-0407-90331**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Richard L. Escue | Same | 7-39.00 |
| 1564 Springfield Highway | | |
| Goodlettsville TN 37072 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles William Brown, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard L. Escue and wife, K. Ann James, hereinafter called the Grantees, their successors 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. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 acre tract described as follows:

Beginning at a point in the southerly margin of U.S. Highway No. 41 at the corner of Lots No. 1 and 2; thence with the line between said lots South 37 deg. West 250 feet to a point; thence, South 53 deg. 15' East 150 feet to a corner of Lot No. 3; thence with the line between Lots No. 2 and 3 North 37 deg. East 250 feet to the south margin of U.S. Highway No. 41; thence, with the margin of the same North 53 deg. 15' West 150 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C-2866, Circuit Court for Davidson County, Tennessee to-wit:

Beginning at a point on the northeast corner of the Henry C. Woodard, et ux, property, said point being on the present southwest right of way line of SR 11 on Project 19032-227004; thence South 40 deg. 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right-of-way of SR 11 being 50 feet left at paper located station 179+84.02; thence North 47 deg. 44' 18" West 146.79 feet along said proposed right-of-way to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest right-of-way line of SR 11 to the point of beginning and containing 120 square feet.

Being the same property conveyed to Charles W. Brown by deed from Darrel Lyle dated April 10, 2003, of record as Instrument No. 20030410-0047724, Register's Office for Davidson County, Tennessee.

Charles W. Brown and Charles William Brown are one and the same person.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1564 Springfield Highway, Goodlettsville, TN 37072

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of August, 2004.

Charles William Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles William Brown with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 2nd day of August, 2004.

Janelle J. McGuire
State of Tennessee at Large

My Commission expires 11/26/05

