Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/24/04 11:39 2pgs
Fees:13.00 Taxes:573.50

20040824-0102114

03-0408-32138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2004.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William P. Mann	New Owner	83-02-0-067
1118 Chapel Avenue		
Nashville TN 37206		

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, James L. Brown and wife, Patricia Ann Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William P. Mann and wife, Deborah S. Mann, 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 the easterly 125 feet of the northerly 34 feet of Lot No. 18, and the easterly 125 feet of Lots Nos. 19 and 20 on the Map of Sharpe and Horn's Subdivision of Elwood Place of record in Book 332, Page 18, said Register's Office.
>
> Said part of Lot Nos. 18, 19, and 20 fronts 125 feet on the southerly side of Greenwood Avenue and runs back between parallel lines, with the westerly margin of Chapel Avenue 125 feet to a dead line.
>
> Being the same property conveyed to James L. Brown and wife, Patricia Ann Brown, by deed from Mike Belcher and Johnny Andrews and Jimmy Belcher and Patty Reynolds and Jeff Harlan Jenkins and Annabelle Jenkins Steen, of record in Book 11381, Page 158, Register's Office for Davidson County, Tennessee.
>
> 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 1118 Chapel Avenue, 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 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 20th day of August, 2004.

James L. Brown

Patricia Ann Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 20th day of August, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 3/14/05