Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/05 08:42 2 pgs
Fees:13.00 Taxes:2182.63

20050110-0003196

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

jtc file no. 17618-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$589,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH A. WASSYNGER	**Union Planters Bank, N.A. d/b/a Regions Mortgage**	**130-8-130**
(NAME)	(NAME)	
3621 Trimble Road	**605 South Perry Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Montgomery, AL 36104**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DARBY W. BROWN AND WIFE, VIVIAN D. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH A. WASSYNGER, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 on the Plan of Larkway Gardens, of record in Book 2133, page 6, Register's Office for said County.

SAID Lot No. 4 fronts 120 feet on the southerly margin of Trimble Road and extends back 334.5 feet on the easterly line and 334.5 feet on the westerly line to a broken line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Darby W. Brown and spouse, Vivian D. Brown, by Warranty Deed dated August 17, 1994 from John O. Leasure, Jr., and spouse, Lori M. Leasure, of record in Book 9451, page 637, Register's Office for Davidson County, Tennessee and further conveyed to Darby W. Brown and wife, Vivian D. Brown, as equal tenants in common, by Quitclaim Deed dated December 22, 2000 from Michael D. Sontag, of record in Instrument No. 20010116-0004751 said Register's Office

This conveyance is subject to the following:
The Plan of Record in Book 2133, page 6
Property Taxes for the current year

*20050110-0003195

This instrument is being executed in behalf of Vivian D. Brown, pursuant to a Power of Attorney executed by her on the 7th day of January, 2005 of record in Instrument No. *, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3621 Trimble Road, Nashville, TN 37215**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7th day of January, 2005.

Darby W. Brown

Vivian D. Brown
By: Darby W. Brown, Attorney in Fact

By: Darby W. Brown
Attorney in Fact.

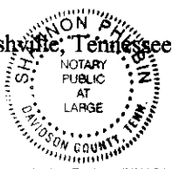
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2005.

Commission expires: July 21, 2007



My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

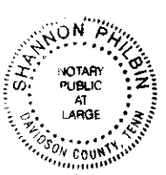
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Darby W. Brown with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Vivian D. Brown and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007