WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,428.03

Tracy Perry
Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2005.

Carol T. Baker
Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

P-04-5906

Davidson County DEEDWARR
Recvd: 01/11/05 09:08 2 pgs
Fees:13.00 Taxes:186.58

20050111-0003918

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Brown	Wayne A. Brown	
5906 O'Brien Avenue (ADDRESS)	(NAME) 220 W. Hillwood Blvd. (ADDRESS)	91-13-303
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH FRANCES NETHERTON AND TERRY EUGENE NETHERTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WAYNE A. BROWN AND WIFE, SHIRLEY S. BROWN, hereinafter called the Grantees, their heirs and assigns, that 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. 74 on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Included in the above referenced description but Expressly Excluded herefrom is the following described tract of land, which was conveyed to the State of Tennessee, by instrument of record in Instrument #: 20020222-0023212, said Register's Office and described as follows:

Beginning at a point on the southern proposed right of way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Glenda Horton, of record in Book 10744, page 694, Register's Office for Davidson County, and being 14.832 meters (48.66 feet) right of Ramp B survey centerline station 520+002.191; thence, north 04 degrees 59 minutes 12 seconds west along the common line, and being 1.154 meters (3.79 feet) to a point located on the northwestern corner of the property, the common corner with property owned by Glenda Horton, said point located also on the sothern existing right of way of a 3.658 meters (12.00 feet), more or less, wide alley, and being 13.700 meters (44.948 feet), more or less, right of Ramp B survey centerline station 520+202.200, more or less, thence north 80 degrees 30 minutes 11 seconds east along the existing alley right of way, and being 15.287 meters (50.155 feet) to a point located on the northeastern corner of the property, the common corner with property owned by Joyce Fralix, said point also located on the southern proposed right of way of I-40, and being 14.455 meters (47.42 feet) right of Ramp B survey centerline station 520+017.760; thence south 76 degrees 13 minutes 23 seconds west along the proposed right of way of I-40, and being 15.421 meters (50.594 feet) to the Point of Beginning, containing 8,800 square meters (95 square feet), more or less.

Being part of the property conveyed to Sarah Frances Netherton and her son, Terry Eugene Netherton, Joint Tenants, by deed from Shirley J. Shultz, a Widow, dated 4/29/92, of record in Book 8619, page 770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( ) property
This is improved (X) property, known as 5906 O'Brien Avenue, Nashville, Tennessee 37209
(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 my/our hand(s) this 3rd day of January, 2005.

S. F. Netherton
Sarah Frances Netherton

Terry Netherton
Terry Eugene Netherton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Sarah Frances Netherton and Terry Eugene Netherton, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 2005.

My Commission Expires: 1/20/05

BOL BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 3rd day of January, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800