Box of Record 185

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 15:24 2 pgs
Fees:13.00 Taxes:446.09

20050112-0004668

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,564.00.**

Eddie T. Douglas
Affiant

Subscribed and sworn to before me this 7th day of January, 2005

ANDREW H. MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5/22/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eddie T. Douglas	SAME	43-09-147.00
112 Cumberland Avenue		
Madison, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald Brinegar and Shirley Faye Brinegar**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eddie T. Douglas, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 and the West 15 feet of Lot No. 47, Block "C" on the plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot and part of said Lot adjoin and front together 65 feet on the South side of Cumberland Avenue and run back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Ronald Brinegar and Shirley Faye Brinegar, by deed from The Estate of Laura R. Stubblefield and Bobby Jo Stubblefield, Co-Exec and James Stubblefield, Co-Exec, on May 14, 1999, of record in Book 11498, page 952, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **112 Cumberland Avenue, Madison, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 7, 2005.

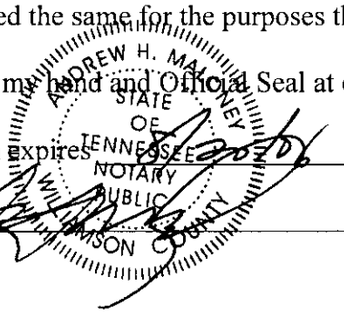
Ronald Brinegar
Ronald Brinegar

Shirley Faye Brinegar
Shirley Faye Brinegar

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald Brinegar and Shirley Faye Brinegar** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 7, 2005



My commission expires 8-20-06

Notary Public