WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2004.

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
James I. Waller	AmSouth Bank	116-12-114
(NAME)	(NAME)	
3709 Wimbledon Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 27315	Birmingham, AL 35244	
(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, **PARKE BROWN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES I. WALLER AND ELIZABETH A. WALLER**, 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 the 25th councilmanic district of Nashville, Davidson County, Tennessee, being Lots 1, 2, 3 & 4 of Block "F" on the plan of Life & Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 29, 1935, and more particularly described as follows:

Beginning at an iron pin in the south right of way Wimbledon Road, the northeast corner of Lot 4 on the plan of Gayle Malone subdivision of record in Plat Book 9700, page 422 Register's Office for Davidson County, Tennessee: thence along said right of way South 82 deg, 44' 43" East, 101.87 feet; thence leaving said right of way South 08 deg 40' 18" West, 154.13 feet; thence North 82 deg 11' 44" West, 44.92 feet; thence North 82 deg 06' 01" West 51.56 feet; thence North 06 deg 39' 35" East 153.08 feet to the point of beginning and containing 15233 square feet, or 0.35 acres, more or less.

Being the same property conveyed to Parke Brown by SunTrust Bank, Executor of the Estate of Frances Sparks Gribble of record in Instrument No 20050118-0005638 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions of record and property taxes for the current year.

The Grantor is married, but the above described property was never used as a primary residence.

unimproved ☐

This is improved ☒ property, known as **3709 Wimbledon Road, Nashville, TN 27315**
(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 hand this 7th day of January, 2004.

Davidson County DEEDWARR
Recvd: 01/18/05 09:02 2 pgs
Fees:13.00 Taxes:1095.20

20050118-0005640

Parke Brown
by: Allen C. Brown, Attorney in Fact

Parke Brown
By: Allen C. Brown, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen C. Brown with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Parke Brown and being authorized to act on behalf of said person, he executed the foregoing instrument as his 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