BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17669-2

The actual consideration or value, whichever is greater, for this transfer is **$56,500.00.**

Angela Batson
Affiant

Davidson County DEEDWARR
Recvd: 03/11/05 09:56 2 pg:
Fees:13.00 Taxes:209.05

20050311-0027045

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 10th day of March, 2005.

Deborah H. Berrie
Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CLAY N. KELTON and REBECCA POWELL	**"NEW OWNER"**	**Map 119-06-0, Parcel 295.00**
2401 Vaulx Lane		
Nashville, TN 37204		

FOR AND IN 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,

JAMES H. BRAKE and wife, ANNE M. BRAKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAY N. KELTON, unmarried, and REBECCA POWELL, unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE, HIS 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. 21 on the Plan of Rosewood Estates, Section Two, as of record in Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James H. Brake, by Warranty Deed dated March 20, 1979, from Action Builders, Inc., of record in Book 5411, Page 759, Register's Office for Davidson County, Tennessee.

THIS sale being authorized by the United States Bankruptcy Court for the Middle District of Tennessee by Order Granting Motion to Sell Real Estate filed September 27, 2004, copy attached hereto.

THIS conveyance is subject to restrictive covenants of record in Book 5176, Page 649, and as amended in Book 5264, Page 398, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

ANNE M. Brake, spouse of the above named James H. Brake, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of James H. Brake and wife, Anne M. Brake, pursuant to a Power of Attorney executed by them on the 8th day of February, 2005, of record in Instrument No. 20050311-0027043, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **18 Jay Street, Nashville, TN 37210**.

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 **10th** day of **March, 2005.**

James H. Brake
JAMES H. BRAKE

David Langgood atty in fact
By: David Langgood, Attorney-In-Fact

Anne M. Brake
ANNE M. BRAKE

David Langgood
atty in fact
By: David Langgood, 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 aforesaid, the within named **DAVID LANGGOOD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **JAMES H. BRAKE and wife, ANNE M. BRAKE,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JAMES H. BRAKE and wife, ANNE M. BRAKE**, for the purpose therein contained, by signing the name of **JAMES H. BRAKE and wife, ANNE M. BRAKE**, by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, **2005.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05