FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 15:10 2 pgs
Fees:13.00 Taxes:295.63
20050329-0033976

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Willie D. Brown	NEW OWNER	Map 71
3905 Chase Point Pl.		Group 7
Joelton, TN 37080		Parcel 152

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

Tami R. Leonardo and Phyllis B. Leonardo

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Willie D. Brown and wife, Gayle Seard Brown
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:

Being the easterly half of Lot No. 11 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Avenue and runs back between parallel lines with the westerly margin of Sultane Avenue 143 1/4 feet, more or less to an alley.

Less and Except a portion of property described in Book 8366, Page 499, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Map of Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for said County, described as follows:

PERMANENT RIGHT OF WAY: Beginning at a point on the northerly right-of-way margin of Trinity Lane, said point being the intersection of the existing northerly right-of-way margin of Trinity Lane with the westerly right-of-way margin of Sultana Avenue and being the southeasterly corner of the Larry V. Claud property, proceed along the existing northerly Trinity Lane right-of-way margin N 87 deg. 10' 31" W, 28.99 feet to a point; thence, leaving the existing northerly right-of-way in a northerly direction with a curve to the left having a radius of 10.00 feet, a back tangent bearing of S 87 deg. 10' 31" E, and a length of 46.9 feet, to a point on the westerly right-of-way margin of Sultana Avenue; thence, along the westerly right-of-way margin of Sultana Avenue S 4 deg. 47' 31" E, 28.99 feet to the point of beginning.

Total permanent right-of-way containing 178 square feet, more or less.

BEING the same property, less and except that portion of property described in Book 8366, Page 499, conveyed to Tami R. Leonardo and Phyllis B. Leonardo by deed from Larry V. Claud, of record in Instrument 20031013-0151614, dated October 9, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Pages 26 and 27, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 319 E & F East Trinity Lane, Nashville, TN 37207

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 28th day of March, 2005.

Tami R. Leonardo

Phyllis B. Leonardo

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 Tami R. Leonardo and Phyllis B. Leonardo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2005.

My Commission Expires: 3/31/07

Notary Public

