ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James Ghee 112 Eastside Dr. White House TN 37188	New Owner	MAP and PARCEL 18-16 60

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 04/04/05 15:33 2 pgs
Fees:13.00 Taxes:7.40

20050404-0036555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Brinkley, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Ghee, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, more particularly described and bounded as follows:

Beginning at an iron pin in the westerly margin of Bell Street, said point being the southeasterly corner of the property herein described, the northeasterly corner of the Robert Cartwright property, thence with the northerly boundary of said Cartwright property North 90 deg. 00' West 90 feet to an iron pin in the corner of a fence; thence North 6 deg. 44' East with an existing fence line 71.5 feet to a point in said fence line; thence North 90 deg. 00' East 90 feet to a point in the westerly margin of Bell Street; thence with said westerly margin of Bell Street south 6 deg 44' West 71.5 feet to the point of beginning.

Being the southerly half of the property conveyed to Bessie Brinkley of record in Book 4386, Page 410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Brinkley by Quitclaim Deed dated May 8, 1991, from James H. Ortale, Trustee, of record in Book 8352, Page 974, Register's Office for Davidson County, Tennessee.

This is property with a common address of 412 Bell Street, Goodlettsville, TN 37072.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and all restrictions and easements of record.**

Property conveyed "AS IS."

Grantor warrants that subject property is vacant land and that Grantor has never lived on said property and that the subject property is not subject to any marital rights therein.

[**STATE OF TENNESSEE**
[**COUNTY OF DAVIDSON**
[The actual consideration or value, whichever is greater for this
[transfer is $2,000.00
[
[
[Subscribed and sworn before me this 1st day of April, 2005.
[
[My Commission Expires: 1/28/2006

Affiant

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **April, 2005**.

Robert Brinkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert Brinkley, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **1st** day of **April, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0503-033.wd