20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 15:57 3 pgs
Fees:18.00 Taxes:1295.00

20050406-0038107

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brown (NAME)	Crown Mortgage (NAME)	MAP 074-00-0
2100 Neely's Bend Road (ADDRESS)	833-C Wren Road (ADDRESS)	PARCEL 65
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Donald C. Traylor and Debra Lynn Traylor, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Brown and wife, Marla 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:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Neely's Bend Road, said point being north 7 degrees 35' 07" E, 108.00 feet from the northeast corner of the property shown on the Plat of record in Book 5190, Page 675, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Neely's Bend Road north 7 degrees 35' 07" E, 290.46 feet to a Point; thence North 2 degrees 44' 36" W, 101.95 feet to a point; thence leaving Neely's Bend Road and with the line dividing the property herein and the property conveyed to Patricia E. Heron and husband of record in Book 3979, age 435, said Register's Office, south 66 degrees 55' 34" West, 1030.33 feet to a point in the land conveyed to William H. Howell and wife, of record in Book 5077, Page 269, said Register's Office; thence south 10 degrees 54' E, 188.96 feet to a point; thence south 85 degrees 37' 04" E, 159.98 feet, more or less, to an iron pin in the southwest corner of the property shown on the plat of record in Book 5190, Page 675, said Register's Office; thence with the rear line of the property shown on said plat; thence north 7 degrees 35' 07" east, 108.00 feet to a point; thence south 85 degrees 33' 56" E, 435.00 feet to the westerly margin of Neely's Bend Road, the point of beginning.

BEING part of the same property conveyed to Donald Cliffe Traylor and wife,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2100 Neely's Bend Road, Madison, TN 37115
(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 our hand s this 1st day of April, 2005

Donald C Traylor
Donald C. Traylor

Debra Lynn Traylor
Debra Lynn Traylor

LEGAL DESCRIPTION CONTINUATION

Debra Lynn Traylor by Warranty Deed dated May 17, 1978, from Christine Traylor Batey, D. Cliffe Traylor, James E. Traylor, Nancy L. Traylor, Elwood Dean Traylor, Paul Linuel Traylor, Florence Madeline Traylor, Patricia Elouise Traylor Herod and Nancy Elouise Davis Traylor of record in Book 5297, page 245, Register's Office for Davidson County, TN Also being the same property conveyed to Donald Cliffe Traylor and Debra Lynn Traylor by Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, dated January 14, 2004, of record by Instrument No. 20040513-0056266, Register's Office for Davidson County, Tennessee.

Donald C. Traylor and Donald Cliffe Traylor being one and the same person.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

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 Donald C. Traylor and Debra Lynn Traylor, both unmarried

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 1st day of April 2005.

Commission expires 9-22-07

Notary Public

DANIEL L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public