REALTY TITLE 15
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 04/20/05 11:46 2 pgs
Fees:13.00 Taxes:27.75
20050420-0043906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $7,500.00

Marcia S Young
Affiant

Subscribed and sworn to before me, this 19 day of April, 2005.

Kevin Steinke
Notary Public
My commission expires: ~~11/27/06~~ 9/15/07

KEVIN STEINKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

15-0504-150247

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
B. Jason Minton	New Owner	052-05-0
~~510 Yale Avenue~~ 1608 Benjamin St.		136.00
~~Madison TN 37115~~ Nashville 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary W. Brown and wife, Serena J. Brown,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **B. Jason Minton**, hereinafter called the Grantee, his successors 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. 37, on the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, of record in Plat Book 974, Page 38, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gary W. Brown and wife, Serena J. Brown, by deed, dated 04/05/89, from Thomas C. Brown and wife, Margaret Brown, of record in Book 7818, Page 723, Register's Office for Davidson County, Tennessee
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 510 Yale Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18 day of April, 2005.

Gary W. Brown

Serena J. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Brown and Serena J. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 18 day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

