RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/20/05 14:29 3 pgs
Fees:18.00 Taxes:630.85
20050520-0057310

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of May, 2005, by and between HENRY THOMAS BRADY and DENNIS BARRY BROWN, BOTH UNMARRIED, hereinafter called Grantors, and ANASTASIA CAROL CURWOOD, unmarried **, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HENRY THOMAS BRADY and DENNIS BARRY BROWN, BOTH UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto ANASTASIA CAROL CURWOOD, unmarried **, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

This is improved property known as 209 MANCHESTER AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Henry Thomas Brady
HENRY THOMAS BRADY
Signature of Seller

Dennis Barry Brown
DENNIS BARRY BROWN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HENRY THOMAS BRADY and DENNIS BARRY BROWN, BOTH UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 18 day of **May, 2005.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ANASTASIA CAROL CURWOOD
209 Manchester Avenue
Nashville, TN 37206

Property Address:

209 MANCHESTER AVENUE
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

Wachovia Mortgage Corporation
210 Wildwood Parkway #100
Birmimgham, AL 35209

Map & Parcel #: MAP 83-6, PARCEL 124

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$170500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of **May, 2005.**

Notary Public

JASON CHAFFIN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03.22.2008

RETURN TO:

MITCHELL A. WATTS, ATTORNEY AT LAW
2400 CRESTMOOR ROAD, SUITE 102
NASHVILLE, TENNESSEE 37215

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Beaumont Place as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Thomas Brady and Dennis Barry Brown, by Warranty Deed from David L. Plante and wife, Claudia Leigh Plante, of record in Book 8141, page 690, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-6, PARCEL 124).

2. All matters as set forth on the Plan of Beaumont Place of record in Plat Book 332, page 38, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.