: First Title and Escrow Company, Inc.
File Number 24294 Box 9B

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Davidson County DEEDWARR Recvd: 05/31/05 13:55 2 pgs Fees:13.00 Taxes:3718.50 20050531-0061065	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,005,000.00**. Catherine M. Wood Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2005. NOTARY PUBLIC AT LARGE Christina M. Read Notary Public My Commission Expires MY COMMISSION EXPIRES: November 25, 2006 STATE OF TENNESSEE (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Brown	New Owner	MAP 145-4
1027 Tyne Blvd		PARCEL 22
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(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, I, **Kenneth W. Perry, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Brown and wife, Harkness H. 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, being Lot No. 10 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the southerly margin of Tyne Boulevard at the corner of Lot Nos. 1 and 10, said beginning point also being the northwest corner of the property conveyed to William T. Baker and wife, by deed for record in Book 1628, page 478, Register's Office for said County; thence, with Baker's west line, southwardly 307 feet to the southeast corner of Lot No. 10; thence, with the south line of said Lot, north 87 degrees 03 ' west 291.50 feet; thence, north 1 degree 36' west 117.50 feet; thence, north 25 degrees 38' west 93.9 feet; thence, north 2 degrees 06' east 118.03 feet to the southerly margin of Tyne Boulevard; thence, with the southerly margin of same, eastwardly 350.45 feet to the beginning, containing 2.29 acres, more or less.

BEING the same property conveyed to Holly S. Perry by Quitclaim Deed from Kenneth W. Perry and wife, Holly S. Perry of record as Instrument No. 200306230086375, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Holly S. Perry, unmarried, to Kenneth W. Perry, unmarried, of record as Instrument No. X, Register's Office for Davidson County, Tennessee.

*20050531-0061064

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1027 Tyne Blvd, Nashville, TN 37220.**

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 my hand this the 20th day of May, 2005.

Kenneth W. Perry

Kenneth W. Perry

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 **Kenneth W. Perry** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of May, 2005.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of May, 2005.

My Commission expires _____

_____
Notary Public