File NO. 17884-4
Box 14A

Box 14A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24177-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2005. Katherine Goodson Notary Public My Commission Expires: May 30, 2007

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE KATHERINE GOODSON

WARRANTY DEED

Address New Owner: Charles Gerhard Knutson 1808 Hillside Avenue Nashville, TN 37203	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.105.09-0 Parcel No. 354.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne Brown, Ardell Brown, Felix Brown**, and **Van Alden Brown, Sr. as heirs at law of Odellar D. Brown, deceased, and Van Alden Brown, Sr., as Administrator of the estate of Odellar D. Brown** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Charles Gerhard Knutson, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1808 Hillside Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2005.

Wayne Brown by Van Alden Brown Sr.
Wayne Brown
By Van Alden Brown, Sr, as his Attorney in Fact

Ardell Brown
Ardell Brown

Felix Brown
Felix Brown

Van Alden Brown Sr.
Van Alden Brown, Sr.

Van Alden Brown Sr., Administrator
Van Alden Brown, Sr, as Administrator

Davidson County DEEDWARR
Recvd: 06/03/05 15:54 3 pg:
Fees:18.00 Taxes:407.00
20050603-0063716

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Van Alden Brown Sr.**, 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, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Van Alden Brown Sr., as Administrator** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Felix Brown and Ardell Brown**, 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, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Van Alden Brown, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Wayne Brown**, as his Attorney-In-Fact, and as the free act and deed of the within named **Wayne Brown** as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of May 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 23 and the westerly 85 feet of the southerly 50 feet of Lot No. 24 on the Plan of Waverly Land Company's Plan of Lots in Nashville, as of record in Book 57, page 95, Register's Office for said County, described according to a survey made by Hickerson and Miller, July 12, 1961, as follows:

Beginning at an iron pin in the easterly margin of 9th Avenue South, formerly Hillside Avenue, at the southwest corner of the property conveyed to Frank J. Bath and wife, by deed from Sophie C. Bath, as of record in Book 816, page 94, said Register's Office; thence with said Bath's southerly line along a wire fence, South 83 deg. 42' East 85 feet to an iron pin in the westerly line of the property conveyed to Howard Hill and wife, by deed from T.P. Fitts and wife, as of record in Book 1236, page 29, said Register's Office; thence with said Hill's westerly line southerly 50 feet to an iron pin in said Hill's southwest corner, said iron pin also lying in the line between said Lots No. 23 and 24; thence with said Hill's southerly line along the line between said Lots No. 23 and 24 and an old fence line, South 83 deg. 42' East 135 feet to the westerly margin on an alley; thence with the westerly margin of said alley, South 5 deg. 45' West 10 feet to an iron pin; thence parallel to the line between said Lots No. 23 and 24 and 10 feet southerly therefrom, North 83 deg. 42' West 220 feet to an iron pin in the easterly margin of 9th Avenue South; thence with the easterly margin of 9th Avenue South, North 5 deg. 45' East 60 feet to the beginning.

Being the same property conveyed to Felix W. Brown and wife, Odellar D. Brown by deed dated 5/14/62 from Cheek and Jones, Inc. of record in Book 3376, page 253, Register's Office for Davidson County, Tennessee. Felix W. Brown died 8/26/99. Odellar D. Brown, died intestate 11/1/04, leaving as her heirs at law her sons, Wayne Brown, Ardell Brown, Felix Brown and Van Alden Brown, Sr.

See Affidavit : 2005 0603- 0063714

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, page 95, Register's Office for Davidson County, Tennessee.