Davidson County DEEDWARR
Recvd: 06/23/05 14:31 2 pgs
Fees:13.00 Taxes:314.13

20050623-0072406

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 200

05-0505-62215

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2005.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Sybil D. Hull	1st Trust Bank For Savings	094-08-0 032.00
1905 Dahlia Drive	P.O. Box 17257	
Nashville TN 37210	Memphis, TN 38187-0257	

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, Pearl E. Brown and wife, Polly E. Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sybil D. Hull, hereinafter called the Grantees, their 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. 26 on the plan of Dahlia Gardens of record in Plat Book 2663, Page 93, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pearl E. Brown etux, Polly E. Brown by deed from Billy Ashby etux Joyce L. Ashley, dated 6/1/68, recorded 6/5/68, of record in Book 4240, Page 665, 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 1905 Dahlia Drive, Nashville, TN 37210

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 21st day of June, 2005.

Pearl E. Brown
By: Connie Davis, Attorney-in-Fact
Connie Davis, Attorney-in-Fact

Polly E. Brown
By: Connie Davis, Attorney in Fact
Connie Davis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Connie Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Pearl E. Brown and Polly E. Brown and that he/she is authorized by Pearl E. Brown and Polly E. Brown to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 21st day of June, 2005.

Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006