**This Instrument Prepared by:**
**Roy C. DeSha, Jr.**
**Attorney at Law**
**1106 18th Avenue South**
**Nashville, Tennessee 37212**

Davidson County DEEDWARR
Recvd: 07/12/05 10:53 2 pgs
Fees:13.00 Taxes:980.50
20050712-0080470

# WARRANTY DEED

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July 2005.

Notary Public
My Commission Expires: 9/24/08

ROY C. DeSHA, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

**Address New Owner:**
Billy W. Brown
2021 Morgans Way
Gallatin, Tennessee 37066

**Send Tax Bills To:**
Billy W. Brown
2021 Morgans Way
Gallatin, Tennessee 37066

**Map/Parcel**
033-00-0-082.00
033-06-0044
[redacted]-0045

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand Dollars ($265,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Richard W. Lanius, and wife, Helen Martin Lanius, have this day bargained and sold and do hereby transfer and convey unto Billy W. Brown, ("Grantee") certain real property in Davidson County, Tennessee, as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot 2 on the Re-Subdivision of Lots 4 and 5 of the D.M. Moore's Land, as of record in Book 8250, page 696, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

TRACT 2:

Land in Davidson County, Tennessee, being Lot Nos. 7 and 8 on the Final Plat of Re-subdivision of Lot 1 of the Re-Sub of Lots 4 and 5, D.M. Moore's Land, as of record in Book 11190, page 44, Register's Office for Davidson County, Tennessee, to Which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Richard W. Lanius by Trustee's Deed recorded in Instrument No. 20040511-0053726, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1239 Dickerson Road, Nashville, Tennessee 3707

The said Helen Martin Lanius joins in this conveyance for the purpose of conveying any interest in the described property by virtue of her marriage to Richard W. Lanius.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hand this 12th day of July, 2005.

Richard W. Lanius

Richard W. Lanius

Helen Martin Lanius

Helen Martin Lanius

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Lanius, 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 and official seal at Nashville, Tennessee, this 12th day of July, 2005.

Notary Public
My Commission Expires: 9/24/05

ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2005.

Notary Public
My Commission Expires: 9/24/05

ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.