WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/05 13:22 3 pgs
Fees:18.00 Taxes:370.00

20050722-0085610

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alazab Company, a Partnership	~~Amsouth Bank~~ SAME AS NEW OWNER	MAP 93-8
633 Ransom Village Way (NAME)	(NAME)	
~~820 South 5th Street~~ (ADDRESS)	(ADDRESS)	PARCEL 7
Antioch, TN 37013		
~~Nashville, TN 37206~~ (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, WE, Clifford Eugene Brown and wife, Eva Delores Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alazab Company, a Partnership

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 parts of Lots No. 65 and 66 on the Plan of J. R. Love's Subdivision of Lots No. 16 and 17 of D. B. Cooper's Addition as of record in Book 161, Page 162, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest corner of the intersection of South Fifth Street and Crutcher Street; thence with the northerly margin of said Crutcher Street, westwardly 90 feet to an iron pin; thence northwardly and parallel with the westerly margin of South Fifth Street, 50 feet to an iron pin; thence eastwardly 91.2 feet to an iron pin in the westerly margin of South Fifth Street; the corner of said lots 65 and 66; thence with said Street, southwardly 50 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE PREMISES ORIGINALLY CONVEYED TO L. C. FREEMAN, JR., BY DEED FROM LOUIS J. HARTMAN, WHICH HAS BEEN CONDEMNED BY THE NASHVILLE HOUSING AUTHORITY UNDER RULE NO. 63809, CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING at a point, said point being the northesterly corner of the intersection of South Fifth Street and Crutcher Street; thence along the northerly margin of Crutcher Street a distance of 10.0 feet; more or less; thence with a line in a northeasterly direction a distance of 50.0 feet, more or less, to the northerly margin of the above mentioned property; thence with this northerly margin in an easterly direction a distance of 8.8 feet, more or less, to the westerly margin of South Fifth Street; thence along this westerly margin a distance of 50.0 feet, more or less, and containing 470 square feet,

CONTINUED

unimproved ( )
This is improved (X) property, known as 820 South 5th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of July, 2005

Clifford Eugene Brown

Clifford Eugene Brown

Eva Delores Brown

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 Clifford Eugene Brown and wife, Eva Delores Brown

the bargainor s, 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 and official seal at Madison, Tennessee, this 20th day of July, 2005.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

more or less.

Being the same property conveyed to Clifford Eugene Brown by Warranty Deed from T & W Amusement Company, Inc. of record in Instrument No. 20020225-0023683, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF J. R. LOVE'S SUBDIVISION OF LOTS NO. 16 AND 27 OF D. B. COOPER'S ADDITION OF RECORD IN BOOK 161, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.