File Box 248

(1)

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. 24493-07-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $434,500.00 Affiant Subscribed and sworn to before me this 18th day of July, 2005. Notary Public My Commission Expires: 1/ 12 4/07 JOHN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
~~Mike Vaden, Co-Trustee~~ DCS, LLC ~~Richel Wright, Co-Trustee~~ 1214 Ordway Place Nashville, TN 37206	Mike Vaden	Map No.83-9 Parcel No. 28.00

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, **Susan M. Leahy Brownell, formerly known as Susan M. Leahy, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Mike Vaden, Co-Trustee and Richel Wright, Co-Trustee of The Stan Henry Revocable Living Trust dated July _____, 2005~~ DCS, LLC a TN limited liability company ("Grantee"), its 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 1214 Ordway Place, Nashville, TN 37206

Chalmer Brownell, the spouse of Susan M. Leahy Brownell, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Susan M. Leahy Brownell.

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 18th day of July, 2005.

Susan M. Leahy Brownell

Chalmer Brownell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan M. Leahy Brownell and Chalmer Brownell,** 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 18th day of July, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/26/05 09:40 2 pgs
Fees:13.00 Taxes:1607.65
20050726-0086605

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 Block "C" on the Plan of F.O. Beasley's Subdivision of East Nashville, as of record in Plat Book 2, page 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Susan M. Leahy, unmarried by deed dated April 6, 1992 from Belmont Realty, Inc. of record in Book 8604, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2, page 66, Register's Office for Davidson County, Tennessee.