WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 15:20 2 pgs
Fees:13.00 Taxes:710.40
20050803-0091278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE EXP. JUNE 30, 2005

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attirbet, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Atwood	**Same as Owner**	**Map 118-04 Parcel 315**
(NAME)	(NAME)	
309 Avery Court		
(ADDRESS)	(ADDRESS)	**Map 118-04 Parcel 316**
Brentwood, TN 37027		
(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, **ELSIE MAE BROWN AND FRANK W. AGEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY L. ATWOOD, unmarried,** 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:

Tract I: 2308 Kline
Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elsie Mae Brown and husband, Donald L. Brown by Quitclaim Deed from Elsie Mae Brown, as Executrix of the Estate of Willis Agree, Probate Court of Davidson County, #78476, of record in Book 7271, page 705, Register's Office for Davidson County, Tennessee. Donald L. Brown died December 9, 2001 leaving his interest in said property to his wife, Elsie Mae Brown.

Tract II: 2310 Kline
Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank W. Agee and Elsie Mae Brown, as tenants in common with the right of survivorship, by Quitclaim Deed from Elsie Mae Brown, as Executrix of the Estate of Willis Agree, Probate Court of Davidson County, #78476, of record in Book 7271, page 705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 169, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2308 & 2310 Kline Avenue, Nashville, TN 37211

(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 our hands this 27th day of July, 2005.

Elsie Mae Brown

Elsie Mae Brown

Frank W. Agee

Frank W. Agee

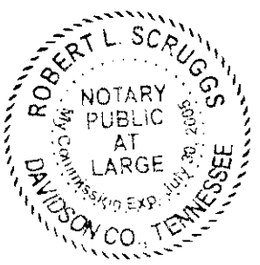
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Elsie Mae Brown and Frank W. Agee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



Robert L. Scruggs

Notary Public