WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/05 07:35 2 pgs
Fees:13.00 Taxes:251.60
20050914-0110288

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D. Brown	New Owner	
(NAME)	(NAME)	52-1-278
764 B Madison Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050674

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Gleen Burns and wife, Patricia S. Burns,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward D Brown, married** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 764 B Madison Boulevard, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th of September, 2005.

Gleen Burns

Patricia S. Burns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Gleen Burns and wife, Patricia S. Burns, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Gleen Burns and wife, Patricia S. Burns executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 9th day of September, 2005.

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JAN 29, 2006

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 37, Block B, on the Plan of re-subdivision of Power and Roth's Subdivision of Madison Park, as of record in Book 843, Page 75, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gleen Burns and wife, Patricia S. Burns by deed dated 9/10/97 by deed from Peggy Garner and husband, Kenneth A. Garner of record in Book 10607, Page 53, Register's Office for Davidson County, Tennessee.

PSB

42 B