WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/05 10:46 2 pgs
Fees:13.00 Taxes:210.90
20051019-0125952

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$57,000.00**.

Affiant

Subscribed and sworn to before me this 18 day of October, 2005

Notary Public
My Commission expires:
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noble Properties, LLC	Same	103-02-0-183.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe E. Brown, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noble Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tammetra Brown joins in this conveyance as spouse to Joe E. Brown and conveys all interest of marital rights

Being part of Block 25 on the Mao of C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee. Said part of Block 25 is also shown as the "Chunn Property" on the Plan of Richland Meadows, Sec. V, of record in Book 2330, page 92, said Register's Office, and is more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyors, on May 5, 1956, as follows:

Beginning at a point in the south margin of Vaught Drive, said point being the common front corner of the land herein described and Lot No. 1 on the Plan of Richland Meadows, Sec. V., thence South 86 deg. 54' West 121.6 feet to a point which is the beginning of a curve having a radius of 25 feet; thence around said curve 41.8 feet to a point; thence South 81 deg. 0' West 10 feet to a point in the east margin of Rural Avenue; thence South 9 deg. 0' East 21.7 feet to a point; thence North 86 deg. 54' East 155 feet to a point in the dividing line between the land herein described and said Lot No. 1 on the Plan of Richland Meadows, Sec. V; thence North 4 deg. 42' West 50 feet to the point of beginning.

Being the same property conveyed to Joe E. Brown, unmarried, by Assumption Deed from Daryl Downey and wife, Sandra England Downey and Bobby Downey and wife, Hazel Downey, on December 2, 1993, of record in Book 9178, page 252, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 164, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2541, page 575, Register's Office for Davidson County, Tennessee.

This is improved property known as: **176 Rural Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 18, 2005.

Joe E. Brown Jr.
Joe E. Brown

Tammetra Brown
Tammetra Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe E. Brown and wife, Tammetra Brown** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 18, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY