Davidson County DEEDWARR
Recvd: 11/16/05 10:09 2 pgs
Fees:12.00 Taxes:0.00

20051116-0138396

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00. Same consideration as Warranty Deed as recorded as INstrument No. 20051116-0138395.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2005.

Notary Public
My Commission Expires: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Alison Brown
602 Westover Drive
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner
604 Westover Drive
Nashville, TN 37205

MAP-PARCEL NUMBERS:
130-02-97.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETSY V. MCINNES, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **ALISON BROWN and husband, GARRY WEST,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 9 on the plan of Country Club Land Company's Subdivision of the 25-acre tract in Belle Meade, as of record in Book 421, Page 116, Register's Office for Davidson County, Tennessee.

ACCORDING to a survey made by Z.J. Wilkinson, Surveyor, October 20, 1936, said Lot No. 9 fronts 100 feet on the easterly side of Westover Drive and runs back 239 1/4 fee on the northerly line and 255 feet 2 inches on the southerly line to a dead line, and measures 102 ½ feet on said dead line.

BEING part of the same two parcels of property conveyed to Betsy V. McInnes, by Quitclaim Deed from William W. McInnes, of record as Instrument No. 20050622-0071457, Register's Office for Davidson County, Tennessee. William V. McInnes and Betsy V. McInnes acquired title via a deed from Robert A. Sewell and wife, Cynthia P. Sewell of record in Book 5781, Page 655, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is ~~improved~~ unimproved property known as: **602 Westover Drive, Nashville, TN 37205.**

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 heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE,** his 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 27 day of June, 2005.

BETSY V. MCINNES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BETSY V. MCINNES**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 27 day of June, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY