THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/05/05 09:19 2 pgs
Fees:13.00 Taxes:74.00
20051205-0145534

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph L. Perry 1008-A 32nd Ave. N. Nashville, TN 37209	Same as New Owner	Map 81-12 Parcel 410

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES LEWIS BROWN, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSEPH L. PERRY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the south 33 feet of Lot No. 155 and the north 17 feet of Lot 156 on the Map of McGavock's Addition to the Town of Nashville as of record in Book 21, page 23, Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front 50 feet on the west side of 9th Avenue North, formerly Buena Vista Turnpike Road, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Lewis Brown by Quitclaim Deed from Shirley Hunter of record in Instrument No. 20051122-0141228, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1415 9th Avenue North, Nashville, TN 37208.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 21, page 23, said Register's Office.

And, I, the GRANTOR, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

JAMES LEWIS BROWN, a single man

"GRANTEE"

JOSEPH L. PERRY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEWIS BROWN, a single man and JOSEPH L. PERRY, a single man, 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 the 2nd day of December, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of December, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005