Davidson County DEEDWARR
Recvd: 12/19/05 15:02 2 pgs
Fees:13.00 Taxes:2645.50
20051219-0152140

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2005. Notary Public My Commission Expires: 4-9-09

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows: Clinton G. and Tammy P. Brown 3517 Woodmont Blvd Nashville, TN 37215	Send Tax Bills To: New owner	Map-Parcel Number: 117-05-0 158.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS P. KANADAY JR. AND WIFE, SALLY R. KANADAY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CLINTON G. BROWN AND WIFE, TAMMY P. BROWN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, Block 7, on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for said County.

Said Lot No. 7 fronts 196.1 feet on the southerly margin of Woodmont Boulevard, and extends back 305.0 feet on the westerly line and 335.0 feet on the easterly line, which is a broken line, to a line on the rear on which it measures 85.0 feet.

Being the same property conveyed to Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, by deed from Dr. Grafton Thurman and Dr. Stephen Scott Thurman of record in Book 6293, page 526, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 1066, page 79, said Register's Office.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, page 939, and Book 4083, page 751, said Register's Office.

This is improved property known as 3517 Woodmont Blvd, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of December, 2005.

Thomas P Kanaday, Jr.
Thomas P. Kanaday Jr.

Sally R. Kanaday
Sally R. Kanaday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. KANADAY, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALLY R. KANADAY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007