Davidson County DEEDWARR
Recvd: 01/25/06 09:03 2 pgs
Fees:13.00 Taxes:170.20
20060125-0009320

Bop 588

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Fred Brewer<br>107 LaGrange Drive<br>Hendersonville, TN 37075 | Same as new owner | Map:94-1<br>Parcel:248.00 |
| This instrument prepared by: David B. Gray, Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Donald R. Majors and wife, Brenda Majors** ("Grantor's") have bargained and sold, and hereby transfers and conveys to **Fred Brewer** ("Grantee"), his heirs and assigns and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for said County.
>
> Said Lot No. 27 fronts 49.5 feet on the easterly margin of South 13th Street and extends back 136.4 feet on the northerly line and 134.3 feet on the southerly line to a dead line, at a 15 foot alley, in the rear, measuring 49.3 feet thereon.
>
> Being the same property conveyed to Donald R. Majors by deed from Robert B. Majors and wife, Mary B. Majors, dated July 31st, 1984 and of record in Book 6350, page 540, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the plan of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee; any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns and assigns, against the lawful claims of all persons.

This is improved property, known as 905 S 13th Street, Nashville, TN 37206.

EXECUTED this 20th day of January, 2006.

Donald R. Majors

Brenda Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donald R. Majors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20th day of January, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brenda Majors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20th day of January, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
3-21-09

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of January, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
3-21-09