Davidson County DEEDWARR
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Fees:23.00 Taxes:1339.40
20060421-0046176

Prepared By and Returnable to:
Bone McAllester Norton PLLC (KRM)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
C. Tucker Herndon 1817 Cedar Lane Nashville, TN 37212-5813	New Owner	117-04-0-319.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cynthia Mitchell Brown** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **C. Tucker Herndon** ("Grantee"), and Grantee's heirs and representatives, a certain tract or parcel [certain tracts or parcels] of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 1817 Cedar Lane, Nashville, Davidson County, Tennessee 37212-8713. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and representative, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said Property to Grantee, Grantee's

heirs and representatives, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 21st day of April, 2006.

GRANTOR:

Cynthia Mitchell Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Cynthia Mitchell Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 21st day of April, 2006.

NOTARY PUBLIC

KIMBERLEY R. MAWKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $362,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2006.

Notary Public

KIMBERLEY R. MAWKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-30-06

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot 1, as shown on the map entitled A.B. Montgomery's Land, of record in Plat Book 1, page(s) 22, Chancery Court at Nashville, described as follows:

Beginning at a point on the southerly margin of Ellenway or Cedar Lane, 140 feet east of the southeast intersection of Cedar Lane and Battery Place, extended; thence with the southerly margin of said lane, eastwardly 80 feet to the northwest corner of the property conveyed to N. T. Weems and wife, by deed from Walter B. Williams and wife, of record in Book 1385, page 98, Register's Office for said County; thence with Weems' westerly line, southerly 160 feet to the northerly margin of an alley; thence with said alley, westwardly 80 feet; thence northwardly 160 feet to the beginning.

Being the same property conveyed to EMERSON LEE BROWN AND WIFE, CYNTHIA MITCHELL BROWN, by deed from LARRY D. WOODS AND NANCY A. WOODS, of record in Book 4953, page 680, dated September 22, 1975, said Register's Office. The said Emerson Lee Brown having since died.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006, a lien, but not yet due and payable. Said taxes are prorated as of date of Closing and Grantee assumes responsibility to pay said taxes and future years taxes when due and payable.