Davidson County DEEDWARR
Recvd: 04/25/06 15:23 3 pgs
Fees:18.00 Taxes:55.50
20060425-0047355

NEW OWNER:

WILLIAM O. BARRY
429 WEST SPRING STREET
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-0403

Map 069
Group 00-0
Parcel 115

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifteen Thousand and 00/100 Dollars ($15,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROGER C. BROWN and MILDRED DEAL BROWN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM O. BARRY**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in the 23rd Civil District of Davidson County, Tennessee, being a vacant tract or parcel of land lying south of Ashland City Highway and west of Stewarts Lane, containing .52 acres more or less, as shown as Tax Map Parcel 069-00-0-115.00, bounded generally by the southerly margin of the Right of Way (Stewarts Lane) and by other property of the Grantee shown as Tax Map Parcel 069-00-0-098.00, Davidson County, Tennessee.

Being a portion of the same property conveyed to ROGER C. BROWN and wife, and MILDRED DEAL BROWN by deed from Clarence Siegrist and wife, Bertha M. Siegrist, dated 7/13/73, and of record in Record Book 4732, Page 298, Register's Office for Davidson County, Tennessee. Roger C. Brown and Mildred Deal Brown are now divorced.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by the Grantee.

WITNESS OUR SIGNATURE hereto this 20th day of April, 2006.

Roger C Brown
ROGER C. BROWN

Mildred Deal Brown aka Mildred C. Brown
MILDRED DEAL BROWN

by: Larry D. Craig, Attorney in Fact, pursuant to Power of Attorney of record in Book ~~X~~, Page _____,. R.O.D.C.T.

* Instrument No.: 20060425-0047354

STATE OF TENNESSEE

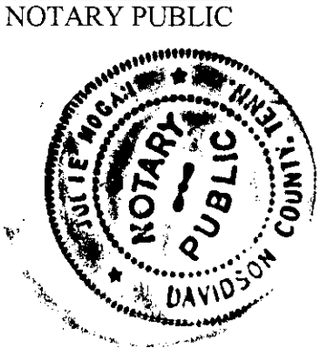
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROGER C. BROWN**, 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 and official seal at office this 20th day of April, 2006.

NOTARY PUBLIC

My commission expires: 03-2609



STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Larry D. Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MILDRED C. BROWN a/k/a MILDRED DEAL BROWN** the within-named bargainor, as the free act and deed of the said **MILDRED C. BROWN a/k/a MILDRED DEAL BROWN.**

WITNESS my hand and official seal at office, this 20th day of April, 2006.

NOTARY PUBLIC

My commission expires: 03-21-09

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The actual consideration or value, whichever is greater, for this transfer is **$15,000.00**.

AFFIANT

Sworn to and subscribed to before me this 20th day of April, 2006.

NOTARY PUBLIC

My commission expires: 03-21-09