Davidson County DEEDWARR
Recvd: 05/17/06 12:44 2 pgs
Fees:13.00 Taxes:562.40
20060517-0057807

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerrod Brown 256 Tanksley Avenue Nashville, TN 37211	First Horizon Homeloans 1555 West Walnut Hill Irving, TX 75038	119-14/30

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WADE A. LINCOLN and wife, LAURA J. LINCOLN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JERROD BROWN ("Grantee"), his heirs and assigns, certain real property in Davidson County, Tennessee, described o as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "E" on the map of Woodbine Courts, Part Two, not of record.

Said Lot No. 5 of Block "E" fronts 75 feet on the north side of Tanksley Avenue and runs back between parallel lines, 155.5 feet to a dead line.

Being the same property conveyed by deed of record in Instrument 20011001-0105792, Register's Office for Davidson County, Tennessee

Together with all improvements and fixtures located thereon and together with all rights and easements appurtenant thereto. Said property is conveyed subject to (1) taxes for 2006 and thereafter, (2) 35 foot minimum building setback line from Tanksley Avenue and (3) 10 foot utility easement containing a sewer line along the northerly lot line.

This is improved property known as 256 Tanksley Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth above.

Grantor covenants and binds themselves to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of May, 2006.

WADE A. LINCOLN

LAURA J. LINCOLN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Wade A. Lincoln and Laura J. Lincoln, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2006.

Susan B. Mott State of Tennessee Notary Public Williamson, County

Notary Public

My Commission Expires: 1-16-09

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $152,000.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2006.

Susan B. Mott State of Tennessee Notary Public Williamson, County

Notary Public

My Commission Expires: 1-16-09

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