Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/06/06 15:45 3 pgs
Fees:18.00 Taxes:1381.95
20060606-0067073

1 of 1
39-B
File #06-1218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned The Schlanger Family Trust, The Schlanger Family Trust, FBO Linda Spiegel UW of William Schlanger, Linda Spiegel, Trustee (formerly Linda S. Harris) and The Schlanger Family Trust, FBO Rita Epstein UW of William Schlanger, Rita Epstein, Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Clinton Brown and wife, Tammy P. Brown, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot 109 of Block 4, Division "A" on the Plan of Richland Realty Company's Property, as of record in Book 161, page 151, said Register's Office.

Said Lot 109 fronts 50-1/2 feet on the northerly side of Richland Avenue, and extends back between parallel lines 179 feet, more or less, to an alley in the rear.

Being part of the same property conveyed to William Schlanger by Quitclaim Deed from Ester Weiss Schlanger of record in Book 7630, page 806, said Register's Office; also being part of the property conveyed to The Schlanger Family Trust by Quitclaim Deed of record in Book 9558, page 491, Register's Office for Davidson County, Tennessee, and devised to the Trustees of said Trust by and as established under the Last Will and Testament of William Schlanger ("Will") of record in Will Book 165, page 163, Probate Court for Davidson County, Tennessee. Under provisions of said Last Will and Testament of William Schlanger, The Schlanger Family Trust was established for the benefit of Ester Weiss Schlanger (spouse) for her lifetime. Said Ester Schlanger died June 27, 2005 and under the provisions of said Will the Trustee(s) divided the assets of the trust into two equal shares, each share to be held in a trust by the Trustee(s) for each daughter of William Schlanger, Linda S. Harris-Spiegel and Rita Gay Epstein. Said Will appoints Linda S. Harris (now Linda S. Harris-Spiegel) and Rita Gay Epstein as Trustees of the Trusts established therein. Said Linda S. Harris-Spiegel and Rita Gay Epstein join in this conveyance individually to convey any and all interest they may have in the subject property. The subject property is not the residence of said Linda S. Harris-Spiegel or Rita Gay Epstein, their respective spouse(s) or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3518 Richland Avenue, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2006

The Schlanger Family Trust
By Linda Spiegel, Trustee

Linda Spiegel, individually

The Schlanger Family Trust FBO Linda Spiegel
UW of William Schlanger by Linda Spiegel, Trustee (formerly Linda S. Harris)

State of Tennessee)
County of Davidson)

On this 30th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Spiegel, to me known (or proved to me on the basis of satisfactory evidence) to be the Trustee of The Schlanger Family Trust, The Schlanger Family Trust FBO Linda Spiegel, the within bargainor, and as such Trustee executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 30th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Spiegel, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~375,000.00~~ $373,500.00.

CB/DB

Affiant

Sworn and subscribed before me on this the 30th day of May, 2006.

Notary Public

My Commission Expires: 6-24-2008

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:
Clinton Brown
3518 Richland Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-05-0 394.00

The Schlanger Family Trust
by Rita Epstein, Trustee

The Schlanger Family Trust
By Rita Epstein, Trustee

The Schlanger Family Trust FBO Rita Epstein
UW of William Schlanger by Rita Epstein, Trustee

Rita Epstein, individually

"OFFICIAL SEAL"
SHAMIRAN ZACHARIA
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 04/07/2007

State of Illinois)
County of Cook)

On this 30th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rita Epstein, to me known (or proved to me on the basis of satisfactory evidence) to be the Trustee of The Schlanger Family Trust, The Schlanger Family Trust FBO Rita Epstein, the within bargainor, and as sych Trustee executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed. *and individually

Notary Public

My Commission Expires: 04-07-2007

State of Illinois)
County of _____)

On this 30th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rita Epstein, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____