31-13
GSR+M
L.M.

Davidson County DEEDWARR
Recvd: 06/19/06 11:18 3 pgs
Fees:18.00 Taxes:481.00

20060619-0072662

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas J. Brown 720 Boscobel Street Nashville, TN 37206	New Owner	082-16-0 302.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK D. RAINEY AND TEDDA JO WELLS AND RHONDA LYNN MASON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS J. BROWN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Amanda Overbey Rainey by deed from Clarke W. Bateman and wife, Ruby Fritz Bateman, of record in Book 1518, page 413, Register's Office for Davidson County, Tennessee; Amanda Overbey Rainey having since died and by her Last Will and Testament of record in Will Book 150, page 256, Probate Court of Davidson County, Tennessee, bequeathed the subject property to Jack K. Rainey as to an undivided 1/2 interest, and to Margaret Deason, for life, with the remainder to Ted R. Wells as to an undivided 1/2 interest;

Ted R. Wells having since died thereby vesting his undivided 1/2 interest in his sole heirs at law Tedda Jo Wells and Rhonda Lynn Mason; The Last Will and Testament of Ted R. Wells having been probated in Docket No. 05P-712, Probate Court of Davidson County, Tennessee, but the subject property having passed to his heirs at law by intestate succession outside the will. By Quitclaim Deed of record in Instrument No. 20050726-0087059, Rhonda L. Mason quitclaimed her interest to Jennifer A. Boyd, and by Quitclaim Deed of record in Instrument No. 20060228-0022665, said Register's Office, Jennifer A. Boyd quitclaimed such interest back to Rhonda Lynn Mason.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as 719 Boscobel Street, Nashville, TN 37206.

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, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of June, 2006.

Jack D. Rainey

Jack D. Rainey

Tedda Jo Wells

Tedda Jo Wells

By: Jennifer Boyd

Jennifer Boyd, her attorney in fact

Rhonda Lynn Mason

Rhonda Lynn Mason

By: Jennifer Boyd

Jennifer Boyd, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK D. RAINEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER BOYD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney in Fact of Rhonda Lynn Mason**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER BOYD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney in Fact of Tedda Jo Wells**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007