B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

Subscribed and sworn to me on June 30, 2006.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/11/06 15:33 2 pgs
Fees:13.00 Taxes:1424.50
20060711-0083381

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21657SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clara Brown 6008 Hickory Valley Road Nashville, TN 37205	SAME AS NEW OWNER	103-13-1.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd A. Bricker, unmarried and Richard W. Sebastian, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Clara Brown, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hillwood Estates, Section Five, of record in Book 2133, page 55, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Todd A. Bricker, an unmarried person, and Richard W. Sebastian, married, by Deed, dated June 29, 2005 from Jerry R. Kirchoff and wife, Jane M. Bentz, of record as Instrument No. 20050705-0076874 in the Register's Office for Davidson County, Tennessee. Said property was conveyed to Jerry R. Kirchoff and wife, Jane M. Bentz, by Deed dated June 8, 2001 from John A. Boyce and wife, Kimberly Boyce, of record as Instrument No. 20010613-0062368, Register's Office for Davidson County, Tennessee.

This is not the unusual place of residence of the Grantors herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on plan of record in Book 2133, page 55, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6008 Hickory Valley Road, 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 30, 2006.

Todd A. Bricker

Richard W. Sebastian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2006, before me personally appeared Todd A. Bricker and Richard W. Sebastian 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, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 30, 2006.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE