Davidson County DEEDWARR
Recvd: 07/25/06 11:01 2 pgs
Fees:13.00 Taxes:1276.50
20060725-0089380

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of July, 2006.

Notary Public

My Commission Expires: _____

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 10, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James R. Brown
1407 Greenwood Ave.
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

083-02-0-046.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dan Elkins, a married man hereinafter referred to as Grantors, hereby transfers and conveys to James R. Brown, a married man, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the easterly 52' of Lot No. 1, on the Plan of H.M. Doak's Subdivision of land in the old 18th District of Davidson County, Tennessee, as of record in Book 332, page 22, of the Register's Office of Davidson County, Tennessee.

Said easterly part of Lot No. 1 fronts 52' on the northerly side of Greenwood Avenue and runs back between parallel lines with the west line of Lot No. 2 on said Plan, 200' to an alley, the west line of said 52' of ground being 168' east from the east margin of 14th Street.

Being the same property conveyed to Suzanne L. Fly, by deeds of record in Book 6546, Page 479, and Book 9247, Page 496, said Register's Office, the said Suzanne Fly having since died. The will of Suzanne Fly of record in Volume 5944/2024539, Davidson County Proate Court clerk's Office devised subject property to Malorie Fly. Further, being the same property conveyed to Dan Elkins by warranty deed from Malorie Fly, unmarried, of record in Instrument No. 20051031-0131214, Register's Office for Davidson County, Tennessee, dated October 27, 2005.

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THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 332, Page 22, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1407 Greenwood Ave., 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 my hand this 21st day of July, 2006.

Dan Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dan Elkins, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/21/2006.

Witness my hand and official seal this 21st day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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