This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Florence C. Dunavant
5505 Winn Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/26/06 12:26 2 pgs
Fees:13.00 Taxes:314.50
20060726-0090282

MAP **91-10**
GROUP
PARCEL **193**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James M. Brown, III, a married man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Florence C. Dunavant, a married, woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section One, Urbandale, of record in Plat Book 1835, page 45, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James M. Brown, III by deed from Karen Denise Sublett, unmarried of record in Instrument no. 20000518-0050024, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **5505 Winn Avenue, Nashville, Tennessee 37209.**

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, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

*Nancy J. Brown, spouse of James M. Brown, III, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the ____ day of **July, 2006.**

James M. Brown III

James M. Brown, III

Nancy J. Brown BY James M. Brown III

Nancy J. Brown by James M. Brown III as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James M. Brown, III,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Nancy J. Brown** and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Nancy J. Brown** as her free act and deed..

WITNESS my hand and official seal this 20th day of July, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2006.

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/21/07