Davidson County DEEDWARR
Recvd: 08/04/06 10:41 2 pgs
Fees:13.00 Taxes:629.00
20060804-0095567

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Elizabeth B. Shackelford 1199 Old Hickory Blvd. Nashville, TN 37207	New Owner	41-8-37 10D 34270

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Billy W. Brown and wife, Betty J. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth B. Shackelford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Davidson County, Tennessee, being Lot Number 3 on the Plan of the Division of the K.J. Morris Lands, as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13 northwesterly 200 feet, more or less, to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive North 45 deg. 56' East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd,: thence with the margin of said Blvd South 41 deg. 12' East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Billy W. Brown and wife, Betty J. Brown by Deed of record in Book 8141, Page 404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is Improved property known as: 1199 Old Hickory Blvd. Nashville, TN 37207

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 OUR HANDS THIS 3rd day of August, 2006

Billy W. Brown

Betty J. Brown

Billy W. Brown **Betty J. Brown**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Billy W. Brown and wife, Betty J. Brown

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 3rd day of August, 2006

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2006

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN