03

Realty Title Box 48-D

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Karen Colbert
Affiant

Subscribed and sworn to before me, this 24th day of August, 2006.

Notary Public
My commission expires: 2/24/09

Davidson County DEEDWARR
Recvd: 09/01/06 14:08 2 pgs
Fees:13.00 Taxes:1184.00
20060901-0108483

03-0608-33975

Address of New Owner:	Send Tax Bills to:	Tax Information
William L. Brown, III	AmSouth Bank	115-05-0-033.00
6559 Brownlee Drive	2050 Parkway Office Circle	
Nashville TN 37205	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Denson and wife, Anna Ruth Denson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William L. Brown, III and wife, Susan E. Brown, hereinafter called the Grantees, their successors 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. 147, on the Plan of Section Three, West Meade Estates, of record in Book 3106, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James L. Denson and wife, Anna Ruth Denson by deed from Earl W. Thomas and Marilyn Jean Thomas Williams, dated 3-17-78, recorded 3-20-78, of record in Book 5263, Page 997, Register's Office for Davidson County, Tennessee.
>
> 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.
>
> This property is improved property known as 6559 Brownlee Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of August, 2006.

James L. Denson

Anna Ruth Denson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Denson and Anna Ruth Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of August, 2006.

State of Tennessee at Large

My Commission expires 2/20/2009

