Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/11/06 09:08 2 pg
Fees:13.00 Taxes:362.60
20060911-0111812

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

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

Notary Public
My commission expires: 11-05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

05-0607-63038

Address of New Owner:	Send Tax Bills to:	Tax Information
Ethel V. Mims 240 Elm Street Madison TN 37115	NEW OWNER	043-13-0-362.00

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, Evie Brown Britt, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ethel V. Mims, unmarried, 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. 22, Block "I", on the Plan of Forest Park Subdivision at Madison Tennessee, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Harold Dean Brown and wife, Evie Brown by Quitclaim Deed from R. B. Young, Trustee, dated 4-17-00, recorded 4-19-00, of record in Instrument No. 20000419-0039098, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed to Harold Dean Brown by Quitclaim Deed of Record in book 10578, Page 394, Register's Office for said County. Harold D. Brown being the same as Harold Dean Brown. The said Harold Dean Brown having since died on 01/31/01 in Davidson County, Tennessee.

Grantor hereby covenants with the Grantee that the property conveyed herein is not the primary residence of the Grantor.

Evie Brown now married and known as Evie Brown Britt.

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 240 Elm Street, Madison, TN 37115

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 31st day of August, 2006.

Evie Brown

Evie Brown

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 31st day of August, 2006.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires
5/22/2010

