WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/06 10:00 2 pgs
Fees:13.00 Taxes:362.60
20060918-0114972

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN KANE	SAME	MAP 22 PAR 111
(NAME) 2945 CLAYLICK ROAD	(NAME)	
(ADDRESS) WHITES CREEK, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **HENRY THOMAS BRADY, A SINGLE MAN, AND HENRY THOMAS BRADY, A SINGLE MAN, SOLE BENEFICIARY UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF ALICE N. BRADY, DECEASED,** HEREIN AFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN KANE AND WIFE, MARY LOU KANE,** 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:

TRACT ONE:
Situated in Davidson County, Tennessee, being described as follows:
Beginning in Caroline Riley's east line at a point 6 feet southwest of her northeast corner. Said point being 25 feet from center of highway; thence South 71 deg. 57' East with highway right of way line a distance of 98 feet; thence South 41 deg. 27' 86.4 feet; thence South 59 deg. 30' West 360 feet; thence North 28 deg. 30' East 324 feet to the point of beginning containing 8/10ths of an acre, more or less.

Being the same property conveyed to Henry Thomas Brady by deed of record in Instrument No. 20051014-0123995, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Being the 14th Civil District of Davidson County, Tennessee, described as follows:
Beginning in the southwesterly margin of a road that leads into Claylick Road at the southeast corner of a small tract conveyed to Jess T., Brady and wife, by deed from Barry D. Smith and wife, as of record in Book 3132, page 183, said Register's Office; thence with said Road, South 41 deg. 30' East 86.4 feet; South 7 deg. 30' East 85.8 feet; thence leaving said road, South 85 deg. West 377 feet to an iron monument at the corner of the Brady property above mentioned and the Carolyn C. Riley Tract; thence along the southeasterly line of the Brady Tract, North 59 deg. 30' East 360 feet to the point of beginning, containing 0.8 acre, more or less.

Being the same property conveyed to Jesse T. Brady and wife, Alice Brady by deed of record in Book 3789, page 129, Register's Office for Davidson County, Tennessee; the said Jesse T. Brady having predeceased Alice Brady on February 7, 1991. The said Alice Brady having since died on January 3, 2005 leaving a Last Will and Testament dated November 9, 1990, duly probated and estate closed, Davidson County Seventh Circuit Court, Probate No. 05P-578, wherein Henry Thomas Brady was the sole beneficiary of land.

*30 HB 14Sep06

This is the same legal descriptions as on the previous deeds of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 2949 Claylick Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of September, 2006.

Henry Thomas Brady

Henry Thomas Brady

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Henry Thomas Brady, a single man, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/14/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN

My Commission Expires FEB. 10, 2008