Gullett 3183
Lee

Davidson County DEEDWARR
Recvd: 09/18/06 16:18 3 pgs
Fees:18.00 Taxes:1942.50

20060918-0115613

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. J. Allen Brown **Affiant** Subscribed and sworn to before me, this 15 day of September, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Tyne Properties, LLC 2812 Tyne Blvd. Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: Map 130-15-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF JANE K. BROWN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TYNE PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "C" on the Plan of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane K. Brown by deed from Robert W. Stark and wife, Jennifer P. Stark, of record in Book 9887, page 50, Register's Office for Davidson County, Tennessee; the said Jane K. Brown having since died and her will of record as No. 06P-1069, Probate Court of Davidson County, Tennessee, appoints Allen Brown, Robert Brown and Randall Brown, Co-Executors.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, pages 12, 13 & 14, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2812 Tyne Blvd., Nashville, TN 37215.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of September, 2006.

ESTATE OF JANE K. BROWN

By: _____
Allen Brown, Co-Executor

By: _____
Robert Brown, Co-Executor

By: _____
Randal Brown, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN BROWN, Co-Executor**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of September, 2006.

GEORGE N. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT BROWN, Co-Executor** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

STATE OF VIRGINIA)
COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDAL BROWN, Co-Executor**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of September, 2006.

Notary Public

My Commission Expires: January 31, 2010

ORLEITA J. TAYLOR COMMONWEALTH OF VIRGINIA NOTARY PUBLIC