THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,550.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2006. Notary Public MY COMMISSION EXPIRES: May 24, 2009 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Consulo	Capital Bank & Trust Company	MAP 053-08-0
3003 Lakeshore Drive	1808 West End Avenue #600	PARCEL 144
Old Hickory, TN 37138	Nashville, TN 37203	
(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, WE, The **Beatrice R. Brown Trust, Beatrice R. Brown, Co-Trustee and Shirley B. Robinson, Co-Trustee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor M. Consulo and wife, April M. Consulo**

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 Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Nos 1 to 10 inclusive of Block 19, with an alley lying between said lots Nos 1 to 5 and lots Nos 6 to 10, and parts of lots Nos 2 and 3 of block 26 on the plan of Dabbs and Elliott's Subdivision NO. 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Registers office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, September 29, 1956.

Said parts of Lots Nos. 1 to 10 inclusive and said alley are described together as follows:

Beginning on the northeasterly margin o Pitts Avenue at the southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife,, of record in Book 1636, page 477, said Registers office; thence with Combs' southeasterly line northeastwardly 252 feet to an iron pin in the southwesterly margin of an undeveloped 30 foot street; thence with same southeastwardly 70 feet to the northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, Registers office for Davidson County, Tennessee; thence with said Abrahams' northwesterly line southwestwardly 248 feet, more or less, to the northeasterly margin of said Pitts Avenue; thence with same northwestwardly 70 feet to the beginning.

Said parts of lots Nos 2 and 3 are described together as follows:

Beginning at an iron pin on the northeasterly margin of an undeveloped 30 foot street at the southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, page 477, Registers office for Davidson County, Tennessee; thence with said Combs' southeasterly line northeastwardly 118.5 feet, more or less, to the northwest corner of that part of lot NO. 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Registers office; thence with said United States of America's southwesterly line southeastwardly 70 feet to the northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Registers office; thence with said Abrahams' northwesterly line southwestwardly 118.5 feet, more or less, to the northeasterly margin of said 30 foot undeveloped street; thence with same northwestwardly 70 foot to the beginning.

Being the same property conveyed Beatrice Brown of record in Book 9380, page 249, Registers office for Davidson County, Tennessee. Said property was then quitclaimed to The Beatrice R. Brown Trust, Co-Trustees being: Beatrice R. Brown and Shirley B. Robinson as of record in Instrument NO. 20060209-0016024, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 09/20/06 14:04 2 pgs
Fees:13.00 Taxes:1552.34

20060920-0116602

This is () UNIMPROVED

(X) IMPROVED property known as **3003 Lakeshore Drive, Old Hickory, TN 37138.**

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 the 15th day of September, 2006.

The Beatrice R. Brown Trust

Beatrice R. Brown

Beatrice R. Brown, Co-Trustee

Shirley B. Robinson

Shirley B. Robinson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and said State and County, personally appeared Beatrice R. Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of The Beatrice R. Brown Trust and is authorized by the Trust to execute this instrument on behalf of The Beatrice R. Brown Trust.

Commission expires:
May 24 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Priscilla C Urbanek

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and siad State and County, personally appeared Shirley B. Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of The Beatrice R. Brown Trust and is authorized by the Trust to execute this instrument on behalf of The Beatrice R. Brown Trust.

Commission Expires:
May 24 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Priscilla C Urbanek

Notary Public