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Davidson County DEEDWARR
Recvd: 10/02/06 16:01 2 pgs
Fees:13.00 Taxes:902.80

20061002-0121982

Realty Title

Box 48-A

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

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $244,000.00

H. Carey Brown

Affiant

Subscribed and sworn to before me, this 26th day of September, 2006.

Diane K. Mann

Notary Public
My commission expires: 02/22/09

03-0609-34050

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
H. Carey Brown 4020 Sneed Rd Nashville, TN 37215	New Owner	117-03-0-012

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, Emoline Seeley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to H. Carey 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 the Southerly 30 Feet of Lot No. 8 and the Northerly 27 ½ Feet of Lot No. 9, on the Map of Belair, of record in Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Parts of Lot Nos. 8 and 9 front together 57½ feet on the easterly side of 27th Ave. So. and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Emoline Seeley by Quitclaim Deed from Altha Robison, dated June 26, 2006, recorded July 12, 2006, of record in Instrument No. 20060712-0084008, 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 2802 27th Avenue South, Nashville, TN 37212

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.

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WITNESS my hand this 21 day of September, 2006.

Emoline Seeley

Emoline Seeley

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emoline Seeley, 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 Port Orange, FL, this 21st day of September, 2006.

Notary Public

MARGE ALLISON
MY COMMISSION # DD 239555
EXPIRES: October 30, 2007
Bonded Thru Notary Public Underwriters

My Commission expires