RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ronald L. Warren	New Owner	Map/Parcel 08203014100
205 Cleveland Street		
Nashville, TN 37207		06-10-12812

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patrick L. Brandon, an unmarried person**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ronald L. Warren, an unmarried person** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 5 on the Plan of Benedict Land Company's Subdivision of Lindsley Tract of record in Book 332, Pag 40, Register's Office for Davidson County, Tennessee, described as follows: Said Lot Nunber 5 fronts 50 feet, on the Northerly side of Cleveland Street and extend back 150 feet between parallel lines to an alley in the rear/

Being part of the same property conveyed to the within named grantor by deed of record Instrument Number: 20060516-0057459, Register's Office for said county. .

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on Plan of record in Plat Book 5200, page 235, said Register's Office.
2. Order for Demolition or Removal of Structure of record in Instrument No. 20030415-0049868, said Register's Office.

This is improved property commonly known as 205 Cleveland Street, Nashville, TN 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $32,000.00.

Davidson County DEEDWARR
Recvd: 12/12/06 10:42 2 pg
Fees:13.00 Taxes:118.40

20061212-0153130

Patrick Brandon
Affiant

Subscribed and sworn to before me
this 8th day of November, 2006
December

MY COMMISSION EXPIRES:
My Commission Expires: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of ~~November~~ December, 2006.

PBB

Patrick L. Brandon

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Patrick L. Brandon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2006.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: ~~September 19, 2009~~**

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY