WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/07 10:14 2 pgs
Fees:13.00 Taxes:249.75

20070108-0002844

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008

(AFFIX SEAL)

JACK EVANS GRITTON II Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & S Investment Partnership	G & S Investment Partnership	119-12/92
(NAME)	(NAME)	
732 Carlyle Place	2023 Londonderry Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37129	
(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, Linda J. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G & S Investment Partnership, a Tennessee general partnership, 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:

Being Lot No. 89 on the Plan of Battlewood, Section I, as of record in Book 1835, Page 31.
Said Lot fronts 167.30 feet on the north side of Carlyle Place and extends back 172.41 feet on the east line and 140.42 feet on the westerly line, to a dead line and measures 75 feet thereon.

Being the same property conveyed to Linda J. Brown by Quitclaim Deed dated December 20, 1990 from Ronald O. Brown of record in Deed Book 8264, Page 454 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 732 Carlyle Place, Nashville, TN 37211

(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 5th day of January, 2007.

Linda J. Brown

Linda J. Brown

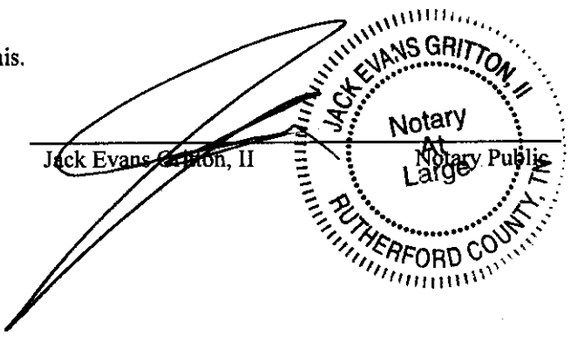
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 5 day of January, 2007, before me personally appeared Linda J. Brown, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this.

Commission expires: June 22, 2008



Jack Evans Gritton, II — Notary Public