2796
book 96

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 03/14/07 13:25 2 pgs
Fees:13.00 Taxes:1239.50
20070314-0031325

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Harold E. + Linda Davids, Trust 405 Vadis Ct Old Hickory, TN 37138	New Owner	Map 54-14 Group Parcel 100

FOR AND IN 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, **Herman Eugene Brown, Jr. and wife, Susan Owens Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harold E. and Linda Davids Trust**, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 294 on the Plan of Brandywine Farms, Section 17, of record at Instrument No. 20031124-0170709, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description thereof.

BEING the same property conveyed to Herman E. Brown, Sr. and wife, Maryadelle C. Brown and Herman Eugene Brown, Jr. and wife, Susan Owens Brown, by deed of record in Book 4860, page 70, said Register's Office. The said Herman E. Brown, Sr. having since died. The said Maryadelle C. Brown conveyed conveyed her interest to Herman Eugene Brown, Jr. and wife, Susan Owens Brown by Quitclaim Deed filed in Book 10041, page 800, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is unimproved property known as: 100 Cherry Branch Lane, 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 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 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 March, 2007.

Herman Eugene Brown, Jr.

Susan Owens Brown

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 5th day of March, 2007, before me personally appeared Herman Eugene Brown, Jr. and Susan Owens Brown, to me known (or 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.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 22, 2010

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 5th day of March, 2007.

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 11/14/09

****