WARRANTY DEED

AT-2007012[illegible]

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of March, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William M. Brown	SAME	043-05-0 045.00
835 Brooks Avenue		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Christine D. Baltz, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William M. Brown, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 3 of Block "A" on the Plan of Crestview Estates, as of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, and described according to survey made by T. R. Sanford, Surveyor, March 5, 1958.

Said Lot No. 3 fronts 52.46 feet on the southerly margin of Thornton Avenue, formerly Anderson lane, as widened and runs back between parallel lines with the westerly margin of Brooks Avenue 153.3 feet, more or less to the northerly line of Lot No. 4.

Being the same property conveyed to Christine D. Baltz, an unmarried person from Basil Burnette, Jr. and Barbara Butler by Warranty Deed dated August 28, 1991 and recorded August 30, 1991 in Book 8431, page 721, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 835 Brooks Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 12th day of March, 2007

Christine D. Baltz

Christine D. Baltz

Davidson County DEEDWARR
Recvd: 03/16/07 14:01 1 pgs
Fees:13.00 Taxes:375.55
20070316-0032507

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Christine D. Baltz , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 12th day of March, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY