Davidson County DEEDWARR
Recvd: 05/16/07 11:15 3 pgs
Fees:18.00 Taxes:243.46
20070516-0058517

RECORD AND RETURN TO:
OLD SOUTH TITLE, LLC
607 W. DUE WEST AVE. STE 100
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 65,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES:

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

THIS INSTRUMENT WAS PREPARED BY
OLD SOUTH TITLE, LLC, 607 W. DUE WEST AVE., STE 100, MADISON, TN 37115

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Norris **118 Hope Drive** **Mt. Juliet, TN 37122**	**New Owner**	**52-2/204.00**

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, I, TERRY H. BROWN, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIM NORRIS, AN UNMARRIED MAN, 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. 12 of Block A, on the Plan of Rainbow Terrace, a revised plan of which is of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Lot No. 12 fronts 50 feet on the Northerly side of Neely's Bend Road, and runs back between parallel lines 200 feet to a dead line.

This property is hereby conveyed subject to a plan of record in Book 1130, Page 85, Register's Office for Davidson County, which shows an owner's certificate, a 30 foot minimum set back line from Neely's Bend Road; and a 10 foot easement for public utility purpose along the rear line of said lot.

Being the same property conveyed to Terry H. Brown, an unmarried person, from Alton Neal Lankford and wife, Helen Earline Lankford, by Installment Deed dated 9/10/1973, and filed for record 9/19/1973 in Book 4747, Page 505, said Register's Office.

Unimproved ( )
This is improved (X) property known as **615 NEELYS BEND ROAD, 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 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 our hands this 30th day of April, 2007.

Terry H. Brown

Terry H. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2007, before me, the undersigned, a Notary Public in and for said County, personally appeared Terry H. Brown, to me known (or proved on the basis of satisfactory evidence) to be the person (s) described herein, and acknowledged the execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal this 30th day of April, 2007.

My commission expires:

Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT "A" LEGAL DESCRIPTION

Being Lot No. 12 of Block A, on the Plan of Rainbow Terrace, a revised plan of which is of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Lot No. 12 fronts 50 feet on the Northerly side of Neely's Bend Road, and runs back between parallel lines 200 feet to a dead line.

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