Davidson County DEEDWARR
Recvd: 05/21/07 09:38 2 pgs
Fees:13.00 Taxes:518.00

20070521-0060032

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$140,000.00** (One Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of May, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Jeremy Gearheart 1718 5th Avenue North Nashville,TN 37208	Same 1718 5th Avenue North Nashville, TN 37208	081-08-0-472.00

WARRANTY DEED

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/WE, **ESTATE OF BESSIE LOUISE BROWN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMY GEARHEART,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 77, on the Plan of D.T. McGavock's Plan of 98 Lots in North Nashville, as shown on plat of record in Plat Book 21, page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 77 fronts 50 feet on the easterly side of 5th Avenue, North, formerly Summer Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Clifford Brown and wife, Bessie Louise Brown in Instrument 20050303-0023611 recorded 3/3/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vicky Brown in Instrument 20050207-0014057 recorded 2/7/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford Brown and wife, Bessie Louise Brown by Deed of record in Book 3907, Page 796 recorded 6/30/1965, Register's Office for Davidson County, Tennessee.

The said Clifford Brown having since died in November, 2005.

The said Bessie Louise Brown having since died in 2006, Docket No. 07P-123 in the Probate Clerk's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1718 5TH AVENUE NORTH** **NASHVILLE,TN37208**

LTSR Number

GTE File 20070

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 8th day of May, 2007

Estate of Bessie Louise Brown

By: _____
Michael D. Brown, Executor

STATE OF [redacted] **TEXAS**)
COUNTY OF [redacted] **DALLAS**)

On this 8th day of May, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael D. Brown, Executor for the Estate of Bessie Louise Brown,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon his oath acknowledged he, as **Executor for the Estate of Bessie Louise Brown,** executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of May, 2007.

Delores Conkleton-Gates
Notary Public

Commission Expires: October 7, 2010

DELORES CONKLETON-GATES
MY COMMISSION EXPIRES
OCTOBER 7, 2010