Davidson County DEEDWARR
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Fees:18.00 Taxes:330.04
20071109-0132577

DPB
31-B

THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TN 37091

Parcel Identification: 061 03 0 143.00
Office of Davidson County, TN Assessor of Property

WARRANTY DEED FROM: **EMMETT N. KENNON and wife, ROSE S. KENNON**

TO: **EDWIN M. BROWN AND WIFE, JESSIE A. BROWN**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, we, the undersigned, **EMMETT N. KENNON and wife, ROSE S. KENNON**, have this day bargained and sold and do hereby sell, transfer and convey unto **EDWIN M. BROWN AND WIFE, JESSIE A. BROWN**, their heirs and assigns, in fee simple forever, all our right, title, interest and estate in and to the following described realty located in the 11th Civil District of Davidson County Tennessee, and more particularly described as follows:

BEGINNING at a point, the intersection of the northern boundary of Solley Drive and the western boundary of Gallatin Road, run thence North 1 degree 10' East 100 feet along said western boundary to a point; thence North 88 degrees 30' West 100 feet to a point; thence South 1 deg. 10' West to a point in the northern boundary of Solley Drive; thence South 88 degrees 30' East along said northern boundary 100 feet to the point of beginning.

Being the same property conveyed to Emmett N. Kennon and wife, Rose S. Kennon, by deed from Roy L. Wood and wife, of record in Book 2442, page 330, Register's Office of Davidson County, Tennessee.

Grantees shall take possession of the property with delivery of this deed. The 2007 real estate taxes shall be prorated as of the date of this instrument.

This conveyance is subject to any existing easement for roads, rights of way and utilities which may affect the property.

William B. Marsh is executing this instrument by the authority of a Limited Power of Attorney from Rose Kennon, Instrument No. 200710110121186, Register's Office of Davidson County, Tennessee. Rose S. Kennon is the same person as Rose Kennon.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered; and that the GRANTORS will forever warrant and defend the title hereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 2nd day of November, 2007.

ROSE S. KENNON

Emmett N. Kennon
EMMETT N. KENNON

BY: William B. Marsh
WILLIAM B. MARSH
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF MARSHALL

WILLIAM B. MARSH, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the principal's death.

This 2nd day of November, 2007.

William B. Marsh
WILLIAM B. MARSH

Sworn to and subscribed before me this 2nd day of November, 2007.

Marilynn P. Scheuchenzuber
NOTARY PUBLIC My Commission expires 5-5-08.

MARILYNN P. SCHEUCHENZUBER
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, WILLIAM B. MARSH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Attorney-in-Fact for ROSE S. KENNON, the maker, or a constituent of the maker, and is authorized by the maker or by her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 2nd day of November, 2007.

Marilynn P. Scheuchenzuber
NOTARY PUBLIC My Commission expires 5-5-08.

MARILYNN P. SCHEUCHENZUBER
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, EMMETT N. KENNON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2007.

Elizabeth A. McDonald
NOTARY PUBLIC My Commission expires 3-24-08.

ELIZABETH ANN MCDONALD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned makes oath that the actual value or consideration of this transfer is $89,200.00.

Jessie A. Brown

Sworn to and subscribed before me this 6th day of November, 2007.

Elizabeth Ann McDonald

NOTARY PUBLIC My Commission expires 3-24-08.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ELIZABETH ANN MCDONALD

NAME AND ADDRESS OF OWNERS AND PERSONS RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Edwin M. Brown et ux., Jessie A. Brown
200 Pond Drive
Gallatin, TN 37066