WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/07 10:19 2 pgs
Fees:13.00 Taxes:323.94

20071205-0140699

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,550.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hanelore Mercouffer	United Capital Mortgage, Inc.	Parcel ID:
1007 11th Avenue North	2035 Lakeside Centre Way	08116056500
Nashville, TN 37208	Knoxville, TN 37022	

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

Terry Gaines Browne and husband, Cyrus Jerome Browne

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hanelore Mercouffer, unmarried
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:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 5 of the Subdivision of Narcissa Smith Property in Nashville, Tennessee, being the Subdivision of Lot No. 176 in McNairy's Mansion Home Tract.

Said part of Lot No. 5 fronts thirty (30) feet on the westerly side of Cumberland Street (now Eleventh Avenue North) and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Terry Gaines Browne by Quitclaim Deed from Terry R. Gaines, of record in Instrument 20050609-0065913, dated February 16, 2005, Register's Office for said County. See also deed of record in Instrument 20010612-0061763, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors.

Cyrus Jerome Browne joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, he/she may have in and to the said property. The said Cyrus Jerome Browne having no personal liability in connection with the loan to which reference is made herein.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1007 11th Avenue North, Nashville, TN 37208

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 November, 2007.

Terry Gaines Browne

Terry Gaines Browne

Cyrus Jerome Browne

Cyrus Jerome Browne

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Gaines Browne and Cyrus Jerome Browne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2007.

My Commission Expires: 1/24/09

Notary Public

