Davidson County DEEDWARR
Recvd: 01/15/08 14:59 2 pgs
Fees:13.00 Taxes:1665.00

20080115-0004630

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Brandy K. Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January, 2008

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DANIEL M. FRIZSELL and SUSAN FRIZSELL	SAME	Map:118-11-0-024.00 Parcel:
(NAME) 646 West Iris Drive	(NAME)	Map: Parcel:
(ADDRESS) Nashville, TN 37204	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08010051

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BENNY M. BROWN and CAROLYN J. BROWN , husband and wife

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

DANIEL M. FRIZSELL and wife, SUSAN FRIZSELL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Block B on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 5 fronts 69.5 feet on the easterly side of West Iris Drive and runs back between lines 144.97 feet on the north line and 151.3 feet on the south line, to the west line of Lots 28 and 29, the plan not showing the length of said rear line.

Being the same property conveyed to BENNY BROWN by deed from JAMES R. VELVET AND WIFE, KATHRYN SUE VELVET of record in Book 8702, page 420, dated August 13, 1992, Register's Office for Davidson County , Tennessee and being further conveyed to BENNY M. BROWN AND CAROLYN J. BROWN, TENANTS BY THE ENTIRETY of record in Book 8702, page 423, dated August 13, 1992, said Register's Office. This conveyance is subject to the following:

1. **Matters shown on the Plan of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.**

This is improved property known as 646 W IRIS DRIVE, Nashville, Tennessee 37204

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 10 day of January, 2008.

Benny M. Brown
BENNY M. BROWN

STATE OF California

COUNTY OF Tehama

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BENNY M. BROWN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 10 day of January, 2008.

Amanda Hopping
NOTARY PUBLIC

My Commission expires: 09-30-09

ESI1 AMANDA HOPPING COMM. #1610075 Notary Public-California TEHAMA COUNTY My Comm. Exp. Sept 30, 2009 ESI1

Carolyn J. Brown
CAROLYN J. BROWN

STATE OF California

COUNTY OF Tehama

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CAROLYN J. BROWN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 10 day of January, 2008.

Amanda Hopping
NOTARY PUBLIC

My Commission expires: 09-30-09

ESI1 AMANDA HOPPING COMM. #1610075 Notary Public-California TEHAMA COUNTY My Comm. Exp. Sept 30, 2009 ESI1