WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 11:22 3 pgs
Fees:18.00 Taxes:488.40
20080307-0023200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **29th day of February, 2008**

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Radford and Sonceria Radford	Same	MAP 081-08 PARCEL 453
(NAME)	(NAME)	
~~1703 5th Ave. North~~ 2052 Solon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, ~~37208~~ 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Louis Brown, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Radford and wife, Sonceria Radford,** 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:

BEING Lot No. 164 and the southerly part of Lot No. 166 on the plan of North Nashville Real. Estate Company's property, as of record in Book 21, page 105, Register's Office for said County.

SAID Lot No. 164 and part of Lot No. 166 front together 89 feet 2 inches on the westerly side of Fifth Avenue North, formerly Summer Street, and run back 185 feet 10 inches, more or less, on the northerly line and 185 feet 1 inch, more or less, on the southerly line, with the northerly margin of Garfield, formerly Foster Street, to an alley measuring 89 feet 1 inch thereon.

INCLUDED in the above description, but expressly EXCLUDED is that portion of the described premises heretofore conveyed by deed of record in Book 4309, page 478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LOUIS BROWN and wife, GRACE BROWN, by deed from REX TYLER and T.C. JONES, of record as Book 4569, page 628, dated January 17, 1972, and corrected in Deed of Correction of record as Book 5502, page 7, said Register's Office. The said Grace Brown having since died on February 17, 2007, thereby vesting title solely in Louis Brown as the surviving tenant by entirety.

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.

This is improved property known as: 1703 5th Avenue North, Nashville, TN 37208

Witness my/our hand(s) this 29th day of February, 2008.

Louis R. Brown
Louis Brown, Seller

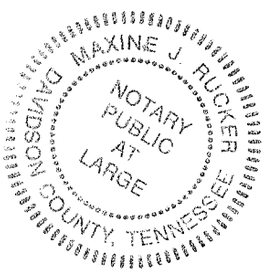
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Louis Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **29th day of February, 2008.**

Mary J. Rucker
Notary Public

My Commission Expires: My Commission Expires March 22, 2008



Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).