Return to: File Box 9B
First Title & Escrow Co., Inc.
#27652

Davidson County DEEDWARR
Recvd: 05/06/08 14:15 2 pgs
Fees:13.00 Taxes:259.00
20080506-0046744

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM.PFT

Send Tax Bills To:
SunTrust Mortgage Inc.
401 Commerce St., #6100
Nashville, TN 37219

New Owner is:
Noah Yarian
923 Delray Drive
Nashville, TN 37209

MAP: 091-10-0

PARCEL: 331.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia Helen Brown Hollman (who acquired Title as Patricia Helen Brown), married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Noah Yarian, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **923 Delray Drive, Nashville, TN 37209**

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 107, Section Two, Morrow Meadows, as of record in Book 2331, page 16, Register's Office for said County.

Said Lot No. 107 is described as follows: Beginning at a point in the westerly margin of Delray Drive, the same being a common corner of Lots 107 and 108; thence westwardly with the dividing lines between Lots 107 and 108, 88 feet to a monument; thence northwardly with the dividing line between Lots 106 and 107, 98 feet to a monument in the southerly margin of Delray Court; thence eastwardly with the southerly margin of Delray Court 53 feet to a monument; thence continuing eastwardly with the southerly margin of Delray Court 20.5 feet to a monument; thence to the right around an arc 42.98 feet to a monument in the westerly margin of Delray Drive, southwardly 46 feet to the point of beginning.

Being the same property conveyed to Carl L. Dyson Brown and wife, Patricia Helen Brown, by Installment Deed from James R. Hickman, unmarried, dated 8-3-90 and recorded 8-3-90*, in the Register's Office for Davidson County, Tennessee. The said Carl L. Dyson Brown predeceased his wife, leaving Patricia Helen Brown the owner in fee simple as the surviving tenant by the entirety. Robert Hollman does hereby join in the execution of this instrument for the purposes of and does hereby transfer and convey unto the Grantees all his right, title, claim and interest in and to the above described property, including any and all his marital rights. Patricia Helen Brown and Patricia Helen Brown Hollman are one and the same person. * in Book 8167, page 459

Subject to all matters shown on plat in Book 2331, page 16; and Easement stated in Deed in Book 8167, page 459, Register's Office for Davidson County, Tennessee.

PHBH R.J.H.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2008.

GRANTOR(S):

PATRICIA HELEN BROWN HOLLMAN

ROBERT HOLLMAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia Helen Brown Hollman and Robert Hollman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2008.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3.21.2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of April, 2008.

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 14, 2009

NOTARY PUBLIC
My commission expires: 11-14-09