Davidson County DEEDWARR
Recvd: 06/25/08 08:45 6 pg
Fees:32.00 Taxes:0.00
20080625-0065180

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
William Gene Brown, Sr. & Barbara A. Brown, Trustees 5473 Old Hickory Boulevard Ashland City, Tennessee 37015	SAME	047 00 0 023.00 Davidson 071 11 0 096.00 Davidson 029 069.04 Cheatham 098 036.00 Smith

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 which are hereby acknowledged, William Gene Brown, Sr. and Barbara A. Brown, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Gene Brown, Sr. and Barbara A. Brown, Trustees of The Gene & Barbara Brown Living Trust, established by the Revocable Trust Agreement of William Gene Brown, Sr. and Barbara A. Brown, dated June 19, 2008**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of June, 2008.

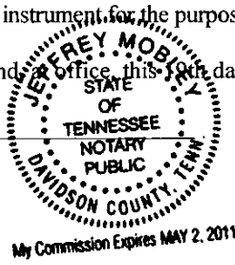
William Gene Brown, Sr.

Barbara A. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Gene Brown, Sr. and Barbara A. Brown, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 10th day of June, 2008.



My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Description

Davidson County, Tennessee **Map and Parcel 047 00 0 023.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

This land is in Davidson County with an Ashland City, Tennessee address:

Being Lot No. 1 on the Plan of a Resubdivision of Tract 5 of Dr. E. E. Brown Farm, formerly Governor Roberts property, as of record in Book 4595, page 85, Register's Office for said County.

BEGINNING at a concrete monument in the westerly margin of Old Hickory Boulevard, said monument being 1835 feet, more or less, from the northwesterly intersection of Old Hickory Boulevard and Bull Run Road; thence leaving said road, north 73° 45' 51" west 908. 01 feet to a concrete monument thence north 4° 05' 04" east 126. 2 feet to a point; thence south 70° 10' 24" east 698.76 feet to a point; thence south 71° 21' 51" east 238 feet to a concrete monument in the westerly margin of Old Hickory Boulevard; thence with the margin of said Boulevard, south 16° 44' 09" west 69.65 feet to the point of beginning, containing 2 acres, more or less. Being part of the property conveyed to W. Gene Brown and wife, Barbara Ann Brown by deed from Britton F. Gammon and wife, Betty L. Gammon, as of record in Book 4673, Page 634, Register's Office for Davidson County, Tennessee.

Exception: Certain rights with respect to a family graveyard as set forth in Minute Book 84, page 68 of the Chancery Court of Davidson County, Tennessee.

This property is known as 5473 Old Hickory, Ashland City, Tennessee

Davidson County, Tennessee **Map and Parcel 071 11 0 096.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the westerly ½ of Lot No. 45 on the Map of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to William Gene Brown, a married man, by Cash Deed for Tennessee, Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. of record as Instrument 20041118-0138574, Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Edith Avenue, Nashville, TN.

Cheatham County, Tennessee **Map and Parcel 029 069.04**

Land lying in Cheatham County, Tennessee, more particularly described as follows:

Beginning at a point 25 feet from the center line in Hilltop Road, thence; South 86 degrees 56 minutes 40 seconds East to an iron pin, thence; North 73 degrees 41 minutes 46 seconds East, 39.72 feet to an iron pin, thence; North 33 degrees 57 minutes 52 seconds East, 45.89 feet to an iron pin, thence: North 77 degrees 25 minutes 13 seconds East to an iron pin, thence; South 87 degrees 01 minute 35 seconds East, 49.72 feet to an iron pin, thence; South 01 degree 36 minutes 28 seconds East, 167.40 feet to an iron pin, thence; North 87 degrees 40 minutes 37 seconds West, 149.68 feet to an iron pin, thence; South 02 degrees 15 minutes 54 seconds West, 268.70 feet to a fence post in an existing fence, thence; North 82 degrees 36 minutes 16 seconds West, 160.86 feet to a new iron pin and new fence post, thence; North 09 degrees 59 minutes 59 seconds West, 24.98 feet to a new iron pin, thence; North 06 degrees 06 minutes 25 seconds West, 258.43 feet to the margin of Hilltop Road being 25 feet from the center of that roadway, thence; with the margin of said road North 18 degrees 18 minutes 37 seconds East, 73.86 feet to the point of beginning containing **2.05** acres, more or less according to survey of David N. Young, dated September 3, 2002, Tennessee Land Surveyor Registration No. 1562.

There is included in the above description a 20 foot utility and drainage easement running along the Northwestern boundary of this property parallel to Hilltop Road.

Being the same property conveyed to William Gene Brown and wife Barbara A. Brown by Warranty Deed from Wilhelmenia Bell and Reba Stockyard, heirs at law of Frank Teasley, deceased of record in Book 5, Page 384, Register's office for Cheatham County, Tennessee.

Smith County, Tennessee **Map and Parcel 098 036.00**

Land lying in Smith County, Tennessee, more particularly described as follows:

BEGINNING at the Northeast corner of T. J. Driver's land, and running East with the old wire fence to a corner stone in the line of O. L. Wills and Carrie Potter line; thence South with Carrie Potter line to a corner; thence West with Carrie Potter's line to the Alexandria and Sykes Road; thence North with said road to the Southwest corner of T. J. Driver line; thence East with the South boundary of T. J. Driver land to a corner; thence North with the East boundary of T. J. Driver line to the beginning corner containing by estimation **10.5 acres**, more or less.

AND BEING the same property conveyed to William Gene Brown by Clerk and Master's Deed, Dianna Dillehay, Clerk and Master, Chancery Court at Carthage, for the County of Smith, State of Tennessee in the cause of State of Tennessee, Plaintiff and T. J. Driver, et al, Defendants, decree and report at Page 653-656 of Minute Book 44 of said Court, of record in Book 153, Page 454, Register's Office, Smith County, Tennessee.

This property is located at 258 W. Potter Road.