Dodson

THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TN 37091

Parcel Identification: 95/04/49/00
Office of Davidson County, TN Assessor of Property

WARRANTY DEED FROM: **EMMETT N. KENNON, JR. and wife, ROSE S. KENNON**

TO: **EDWIN M. BROWN AND WIFE, JESSIE A. BROWN**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, we, the undersigned, **EMMETT N. KENNON, JR. and wife, ROSE S. KENNON,** have this day bargained and sold, and do hereby sell, transfer and convey unto **EDWIN M. BROWN and wife, JESSIE A. BROWN**, their heirs and assigns in fee simple, all our right, title, interest and estate in a certain parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Map of J. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper Home Place, as of record in Book 332, pages 172, and 173, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 150 feet on the southerly side of the Lebanon Road and runs back 508 feet on the westerly line and 543 feet on the easterly line to a dead line, measuring 156.6 feet thereon.

INCLUDED in the foregoing description but expressly EXCLUDED from this conveyance is the following described realty previously sold and conveyed by instrument of record in Book 8208, page 907, Register's Office of said County, to-wit:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located south of Lebanon Road between McGavock Pike and Graylynn Drive, being a part of Lot No. 5 as shown on the Plan of J. W. Vaughn and Ellis Brothers Subdivision, of the Arch Harper Home Place, as of record in Book 332, page 173, R.O.D.C., described according to a survey by Barge, Waggoner, Sumner and Cannon, File No. 74-70-92, dated September 20, 1990, as follows-to-wit:

Commence at an iron pin in the southerly margin of Lebanon Road, said pin being Easterly 786 feet, more or less, from the centerline of McGavock Pike; thence, leaving said margin with the easterly line of Lot No. 4 as shown on the afore-mentioned plan S 10 degrees 42' E, 220.00 feet to the true point of beginning of the herein described parcel; thence, leaving said line with a severance line N 78 degrees 35' E, 148.36 feet to an iron pin; thence S 11 degrees 00' E, 107.53 feet to an iron pin in the northerly line of Eva Mor Heights Subdivision as of record in Book 1424, page 149, R.O.D.C.; thence, with said line N 83 degrees 58' W, 156.60 feet to an iron pin; thence, leaving said line with the easterly line of the aforementioned Lot No. 4, N 10 degrees 42' W, 260.59 feet to the point of beginning; containing 42,352 square feet or 0.97 acres, more or less.

The property being conveyed is a portion of the realty conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon, by Warranty Deed from Carl S. McMurray and wife, Mildred A. McMurray, dated November 5, 1954, recorded November 12, 1954, of record in Book 2332, page 111, Register's Office of Davidson County, Tennessee.

Grantees shall take possession of the property with delivery of this deed. The 2008 real estate taxes shall be prorated as of the date of this instrument.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities which may affect the property.

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2. All matters, expressed or implied, noted on the Map of J. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper Home Place, as of record in Book 332, pages 172 and 173, Register's Office for said County.

3. Easements of record in Book 4110, page 195, Book 4278 page 82 and Book 5577, page 106, Register's Office of said County.

4. Lease Agreement of record in Book 8365, page 773, and Book 4392, page 872, Register's Office of Davidson County, Tennessee.

William B. Marsh is executing this instrument by the authority of a Limited Power of Attorney from Rose Kennon, Instrument No. 200710110121186, Register's Office of Davidson County, Tennessee. Rose S. Kennon is the same person as Rose Kennon.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered; and that the GRANTORS will forever warrant and defend the title hereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ELIZABETH ANN MCDONALD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS our hands this 22 day of July, 2008.

ROSE S. KENNON

BY: William B. Marsh
WILLIAM B. MARSH
Attorney-in-Fact

Emmett N. Kennon, Jr.
EMMETT N. KENNON, JR.

STATE OF TENNESSEE
COUNTY OF MARSHALL

WILLIAM B. MARSH, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the principal's death.

This 22nd day of July, 2008.

LISA P. COPELAND STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

William B. Marsh
WILLIAM B. MARSH

Sworn to and subscribed before me this 22nd day of July, 2008.

Lisa P. Copeland
NOTARY PUBLIC My Commission expires 1-31-09.

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, WILLIAM B. MARSH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Attorney-in-Fact for ROSE S. KENNON, the maker, or a constituent of the maker, and is authorized by the maker or by her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 22nd day of July, 2008.

Lisa P. Copeland
NOTARY PUBLIC My Commission expires 1-31-09.

LISA P. COPELAND STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the County and State aforesaid, EMMETT N. KENNON, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2008.

ELIZABETH ANN MCDONALD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth Ann McDonald
NOTARY PUBLIC My Commission expires 3-10-2012.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned makes oath that the actual value or consideration of this transfer is $379,500.00.

Jessie A. Brown

Sworn to and subscribed before me this 22 day of July, 2008.

Elizabeth Ann McDonald
NOTARY PUBLIC My Commission expires 3-10-12.

ELIZABETH ANN MC... NOTARY PUBLIC AT LARGE ... COUNTY, TENN.

NAME AND ADDRESS OF OWNERS AND PERSONS RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Edwin M. Brown et ux., Jessie A. Brown
200 Pond Drive
Gallatin, TN 37066