WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 08:17 2 pgs
Fees:13.00 Taxes:584.60
20080905-0090929

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2008.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Duncan G. Rowe	**NEW OWNER**	**Map 105-10, Parcel 208**
748 Roycroft Place		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Van Thompson Brown, Jr., a married man, Noel Williams, a married woman, and David A. Brown, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Duncan G. Rowe, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of S.C. Caldwell's Roycroft Addition, of record in Plat Book 332, page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Van T. Brown, by Deed from Noel W. Brown, dated September 26, 1974, of record in Book 332, Page 37, Register's Office for Davidson County, Tennessee. The said Van T. Brown died, intestate, on February 10, 2008. The estate has entered Letters of Administration as No. 08P553, Circuit Court for Davidson County, Tennessee. The heirs-at-law listed in the Letters of Administration are Van Thompson Brown, Jr., Noel Williams and David Brown. The property is therefore vested in the heirs-at-law.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Noel Williams, pursuant to a Power of Attorney executed by same on the 19th day of May, 2008, of record in Book 20080905, page 90927, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of David Brown, pursuant to a Power of Attorney executed by same on the 29th day of May, 2008, of record in Book 20080905, page 90928, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (____) property, known as **748 Roycroft Place, Nashville, TN 37203**

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 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

Witness my/our hand(s) this **2nd** day of **September, 2008.**

Van Thompson Brown, Jr., Heir-at-Law

David Brown

By: Van Thompson Brown, Jr., Attorney-in-Fact

Noel Williams, Heir-at-Law

By: Van Thompson Brown, Jr., Attorney-in-Fact

Thompson Brown, Administrator

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Van Thompson Brown, Jr., **also known as Thompson Brown,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2008.**

Notary Public

My Commission Expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Van Thompson Brown.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **David Brown,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **David Brown** for the purpose therein contained, by signing the name of **David Brown** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, **2008.**

Notary Public

My Commission Expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Van Thompson Brown, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Noel Williams,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Noel Williams** for the purpose therein contained, by signing the name of **Noel Williams** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, **2008.**

Notary Public

My Commission Expires: 3/7/2011