WARRANTY DEED

The actual consideration or value for this transfer is $ 125,000.00

Thomas Anthony Brown
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 6TH day of January, 2009.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires: 9-19-09

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19, 2009

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 01/06/09 16:10 2 pgs
Fees:13.00 Taxes:462.50
20090106-0001408

This instrument prepared by: Johnny Ellis,Esq,2217 Old Hickory Blvd, Old Hickory, TN 37138, 615.847.2000 file#2008120001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Thomas Anthony Brown	New Owner	094-02 / 212.00
2000 Long Avenue		094-02 / 208.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Thomas Anthony Brown, unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Tiffany Lee Patterson, unmarried, Devisee under the Last Will of Phillip Sanders Sneed,** the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Thomas Anthony Brown , unmarried, the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Parcel No. 1:Map 094-02-0/208.00

Land in Davidson County, Tennessee, being the northerly 82 feet of Lot No. 15 on the Plan of Electric Railway Company's Addition as of record in Book 161,page 8,Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts fifty (50) feet on the southerly side of Long Avenue, and runs back between parallel lines with the easterly margin of South 20th Street, 82 feet to a dead line.

Being the same property conveyed to Phillip S. Sneed by deed from Morris Gentry and wife, Betty M. Gentry dated August 31, 1992, of record in Book 8723,page 36, Register's Office for said County.

Parcel No. 2: Map 094-02-0/212.00

Land in Davidson County, Tennessee, being the southerly 68 feet of the northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 15 fronts 68 feet on the easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the northerly margin of an alley to a dead line in the rear measuring 68 feet.

Being the same property conveyed to Phillip S. Sneed by deed from Wendy Renea Caldwell and husband, James Caldwell, dated December 2, 1992, of record in Book 8806, page 501, Register's Office for said County.

TITLE DERIVATION FOR PARCEL NO. 1 AND PARCEL NO. 2.

Phillip S. Sneed, also known as Phillip Sanders Sneed, died on August 20, 2007, unmarried and testate. By his Last Will and Testament, entered in the Seventh Circuit Court for Davidson County, Tennessee on September 13, 2007, in Case No. 07P1440 between Janis Patterson, Petitioner and Phillip Sanders Sneed, Respondent, he devised the above described real estate to his niece and nephew, Tiffany Lee Patterson and Eric Chandler Patterson equally in ½

portions with the right of survivorship. (David Paul Grimm, named first as devisee, predeceased the testator.) Eric Chandler Patterson died on December 8, 2007, vesting Tiffany Lee Patterson as sole owner. A certified copy of the Last Will and Testament of Phillip Sneed Patterson is of record in Instrument No. 20080919-0095684, Register's Office of Davidson County, Tennessee. Tiffany Lee Patterson is the same person as Tiffany Leigh Patterson.

The above description is the same as in the previous deed of record.

This is improved property known as: 2000 Long Avenue, Nashville, TN. 37206.

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. 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. 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.

The herein described property is subject to the following:
Plan of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant, and this conveyance is not made to defeat the rights of any third party.
Janis Patterson, Executrix of the Estate of Phillip Sanders Sneed, executes this Deed to release and convey all and any interest of the said estate in and to the above described real property.

Witness our hands this 6TH day of January, 2009.

Tiffany Lee Patterson

Janis Patterson, Executrix for the
Estate of Phillip Sanders Sneed

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shirley Cochran, a Notary Public in and for said County and State, the within named Tiffany Lee Patterson and Janis Patterson, Executrix for the Estate of Phillip Sanders Sneed, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6TH day of January, 2009.

NOTARY PUBLIC

My Commission Expires:_____

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SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009