file box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Davidson County DEEDWARR
Recvd: 03/10/09 12:21 2 pgs
Fees:13.00 Taxes:1524.40
20090310-0021576

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49758
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David H. Brown Kathryn C. Brown 4420 Forsythe Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 13010003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. William Ewers and spouse, Marge H. Ewers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David H. Brown and spouse, Kathryn C. Brown** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A parcel of land in the City of Belle Meade, Second Civil District, Davidson County, Tennessee, being part of Lot No. 2, Block 5, Manors of Belle Meade Subdivision, of record in Book 547, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin located at the southeast corner of Lot 2 and the northwest corner of Lot 3 of the Manors of Belle Meade Subdivision; thence along the southerly margin of Forsythe Place, North 54 deg. 17 min. 54 sec. West a distance of 14 feet; thence along a line generally parallel to the westerly boundary of said Lot 3, South 37 deg. 00 min. 18 sec. West a distance of 94 feet 6 inches; thence North 62 deg. 59 min. 50 sec. West a distance of 10 feet; thence South 37 deg. 00 min. 18 sec. West a distance of 47 feet; thence South 62 deg. 59 min. 50 sec. East a distance of 24 feet to an existing iron pin in the westerly boundary of said Lot 3; thence with the westerly boundary of said Lot 3, North 37 deg. 00 min. 18 sec. East a distance of 141 feet 6 inches to the point of beginning. Together with and subject to a Grant of Appurtenant Easement of record in Doc. No. 20060208-0015673 re-recorded in Doc. No. 20060216-0018973, said Register's Office.

Being the same property conveyed to E. William Ewers and wife, Marge H. Ewers by Warranty Deed from Margaret S. Jones, a widow, dated February 3, 1993 and recorded on February 16, 1993 of record in Book 8866, page 173, corrected in Book 9979, page 596, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Jan. 26, 2006 and recorded on Feb. 8, 2006 of record in Doc. No. 20060208-0015672, said Register's Office and re-recorded in Doc. No. 20060216-0018974, E. William Ewers and Marge Ewers conveyed subject property to E. William Ewers and spouse, Marge H. Ewers; as to one-half interest, and David H. Brown and spouse, Kathryn C. Brown, as to a one half interest.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters show on the Plan, with Owner's Certificate, of record in Book 547 Page 152, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4306, page 159, said Register's Office. Grant of Appurtenant Easement of record in Doc. No. 20060208-0015673, said Register's Office, and re-recorded in Doc. No. 20060216-0018973, said Register's Office. Easement for flow of creek over so much of the premises as may lie therein.

This is improved property, known as: 4421 Forsythe Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 2009.

E. William Ewers

Marge H. Ewers

State of TENNESSEE
County of DAVIDSON

On this 4th day of March, 2009 , before me the undersigned authority, personally appeared E. William Ewers and Marge H. Ewers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Sworn and subscribed before me this the 4th day of March, 2009

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public