(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09051755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $180,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2009.

Notary Public
My Commission Expires: ____

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

BILL GARRETT, Davidson County
Trans:T20090036828 DEEDWARR
Recvd: 06/03/09 14:19 2 pgs
Fees:13.00 Taxes:666.00
20090603-0051307

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kate Brown 1516 Wendell Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 073-13-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela Bennett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Brown, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, DUGGER HEIGHTS NO. TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN HOLLEY, UNMARRIED TO ANGELA BENNETT, UNMARRIED AS RECORDED ON THE 28TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050428-0047424 AND WARRANTY DEED FROM JOHN SANDERS BARR, MARRIED TO ANGELA K. HOLLEY AND HUSBAND, JOHN HOLLEY AS RECORDED ON THE 13TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021213-0153968, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1516 Wendell Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2009.

Angela Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Bennett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County