WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samuel L. Brown	New Owners	Parcel ID:
1524 16th Avenue N.		08115022800
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Emma M. Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated 8-17-2000,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Samuel L. Brown and wife, Gloria Jean Brown

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:

Being the easterly 33 feet of the northly 75 feet of Lot No. 382 on the Plan of D.T. McGavock Addition, of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said part of said Lot No. 382 fronts 33 feet on the southerly side of Cockrill Street and extenda back between parallel lines along the westerly line of 17th Avenue, North, 75 feet to a dead line.

Being the same property conveyed to Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated 8-17-2000, by deed from Emma M. Gunn, of record in Instrument 200008180081807, said Register's Office.

This conveyance is subjec to: (1) 2009 county taxes, and (2) all matters appearing on the plan of record in Book 21, page 41, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1701 Cockrill Street, Nashville, TN 37208

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

Witness my hand this 3rd day of August, 2009.

Emma Mae Gunn

Emma M. Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated 8-17-2000

BILL GARRETT, Davidson County
Trans:T20090052673 DEEDWARR
Recvd: 08/04/09 10:43 2 pgs
Fees:13.00 Taxes:92.50
20090804-0072832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Mae Gunn, Trustee of The Emma Mae Gunn Revocable Living Trust Agreement dated 8-17-2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Trustee of The Emma Mae Gunn Revocable Living Trust Agreement dated 8-17-2000, and as such Trustee, she is authoriized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2009.

My Commission Expires: 11-22-10

Notary Public

