THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20090056084 DEEDWARR
Recvd: 08/17/09 14:02 2 pgs
Fees:13.00 Taxes:240.50
20090817-0077197

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
SHERRIL LEE BROWN 519 BEN ALLEN ROAD NASHVILLE, TN 37216	SAME	06100002208

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Harold E Rainey and wife, Geneva G Rainey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sherril Lee Brown, a single man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE EASTERLY MARGIN OF BEN ALLEN ROAD, 1294 FEET FROM THE CORNER OF LOT 246 MAPLEWOOD HEIGHTS SUBDIVISION, OF RECORD IN BOOK 547, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RUNNING THENCE WITH SAID MARGIN, NORTHERLY 25 FEET; THENCE NORTH 44 DEG. EAST 398 FEET TO NICKENS LINE; THENCE SOUTH 41 DEG. EAST 90 FEET; THENCE SOUTH 41 DEG. EAST 90 FEET; THENCE SOUTH 53 DEG. 35 FEET WEST TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE KENNETH E. PULLEY PROPERTY AND THE EAST MARGIN OF BEN ALLEN ROAD; THENCE ALONG THE SAID EAST MARGIN 25 FEET, MORE OR LESS TO A POINT; THENCE NORTH 46 DEG. 27 MIN. EAST 1.12 FEET TO A POINT; THENCE ALONG A CURVE RIGHT HAVING A RADIUS OF 748.20 FEET AND BEING THE POINT 32 FEET PARALLEL TO THE CENTER OF THE PROPOSED BEN ALLEN IMPROVEMENT SOUTHEASTWARDLY 26.92 FEET TO A POINT IN THE SAID NORTH BOUNDARY THENCE ALONG THE SAID NORTH BOUNDARY SOUTH 57 DEG 02 MIN. WEST 1.06 FEET TO THE POINT OF BEGINNING AND CONTAINING .30 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO HAROLD E RAINEY AND WIFE, GENEVA G RAINEY FROM WINDELL A CAMPBELL AND WIFE, MARY L CAMPBELL BY WARRANTY DEED DATED 7/20/1978, AND RECORDED 7/25/1978 IN BOOK 5315, PAGE 877, SAID REGISTER'S OFFICE.

This is improved property known as: 519 BEN ALLEN ROAD, NASHVILLE, TN 37216.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 11th day of AUGUST, 2009.

Harold E. Rainey
HAROLD E RAINEY

Geneva G. Rainey
GENEVA G RAINEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold E Rainey and wife Geneva G Rainey, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 11th day of AUGUST, 2009.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Sherril S Brown
Affiant

Subscribed and sworn to before me this 11th day of AUGUST, 2009.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012