BILL GARRETT, Davidson County
Trans:T20090069301 DEEDWARR
Recvd: 10/09/09 15:10 2 pgs
Fees:13.00 Taxes:1628.00
20091009-0094392

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Van C. Robins
Jennifer S, Ghanem
1703 PRIMROSE AVENUE
NASHVILLE, TN 37212

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Tennessee Bank & Trust
330 Mayfield Dr., Ste. C-6
Franklin, TN 37067

MAP AND PARCEL:
MAP 117-8
PARCEL 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward William Brown, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Van C. Robins and Jennifer S. Ghanem, husband and wife**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 65 feet of Lot(s) 43 and 44, as shown on the map entitled Belmont Terrace, of record as Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots 43 and 44 fronts 65 feet on the southerly side of Primrose Avenue and runs back 132.4 feet on the westerly line and 130 feet, more or less, on the easterly line, to the northerly margin of another part of Primrose Avenue and measures 65 feet on said rear line.

Being the same property conveyed to Edward William Brown, by deed from Jonathan Nameth, an unmarried man, of record as Instrument No. 20040413-0041461, dated March 31, 2004, said Register's Office.

Diane K. Brown joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Edward William Brown.

This conveyance is made subject to: (1) all matters appearing on the recorded plan of record in Plat Book 421, page 101, said Register's Office; and (2) all applicable zoning ordinances and building restrictions. Taxes for the current year have been prorated and paid by the Grantor.

This is improved property known as 1703 Primrose Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of October, 2009.

Edward William Brown

Diane K. Brown

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Edward William Brown and Diane K. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9 day of October, 2009.

Notary Public

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 3/7/11

RENE L. CASTEEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011