THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20090077428 DEEDWARR
Recvd: 11/13/09 11:22 1 pgs
Fees: 13.00 Taxes: 381.10
20091113-0104773

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leslie L. Brown 477 Chestnut Street Nashville, TN 37203	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	105-3-142

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, JON SEWELL, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto LESLIE L. BROWN, unmarried, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being partof Lot No. 21 in Humphreys Houston and Martin Addition to Nashville, a per plan recorded in Book No. 36, page 117, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point the intersection of Humphreys and Chestnut (formerly Franklin) Streets, and extending thence with the margin of Chestnut Street 85 feet to a point; thence southwardly 91' 7" to a point on Humphreys Street 107' 4" from the intersection of said Humphreys and Chestnut Streets; thence with the northerly margin of said Humphreys Street, 107' 4" to the beginning point. Said lot being triangular in shape.

Being the same property conveyed to Jon Sewell by deed from Ellen E. Taylor, unmarried of record in Instrument No. 20060818-0102064, said Register's Office.

This is improved property known as **477 Chestnut Street, Nashville, Tennessee 37203** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **10th** day of **November, 2009**:

Jon Sewell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JON SEWELL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of November, 2009.

Notary Public

My Commission Expires: 8-3-10

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $103,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2009.

Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON