Prepared by:
The Law Office of Ryan Trammel, PLLC
116 N. Greenwood Street
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20100002517 DEEDWARR
Recvd: 01/13/10 14:05 2 pgs
Fees:13.00 Taxes:111.00
20100113-0003276

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 11th day of January, 2010.

Notary Public
My commission expires: 1-27-2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian D. West 1153 Highway 109 Lebanon, TN 37090	New Owner	096100192.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lucy B. Brown, unmarried**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Brian D. West**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 306 on the plan of Clover Hill, Section No. V, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 306 fronts 80 feet on the westerly side of Braidwood Drive and extends back between lines 127.1 feet on the northerly side and 164 feet on the southerly side to a dead line in the rear, on which it measures 62.4 feet.

Being the same property conveyed to Lucy B. Brown by deed from J. Robert Cannon, Trustee, of record in Book 4500, Page 900, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 710 Braidwood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of January, 2010.

Lucy B. Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lucy B. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Lebanon, TN, this 11th day of January, 2010.

Ryan Trammel - Notary Public
State of Tennessee at Large

My Commission expires: 01/27/2013

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY