ADDRESS NEW OWNER:
Bryan A. Louiselle

1500 Franklin Ave.
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20100009477 DEEDWARR
Recvd: 02/17/10 12:38 2 pgs
Fees:13.00 Taxes:1357.90
20100217-0012101

MAP & PARCEL NOS.:
83-05-0 361

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Melissa Brown** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bryan A. Louiselle** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 88 feet of the northerly 240 feet of Block No. 2 on the Corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2, & 3, of record in Plat Book 161, Page 105, as corrected in Plat Book 421, page 50, Register's Office for Davidson County, described as follows, to wit:

Said part of Block No. 2 fronts 88 feet on the southerly side of Franklin or Seymour Avenue, and runs back between parallel lines 240 feet to the northerly margin of proposed alley.

Being the same property conveyed to Melissa Brown, unmarried, from VODA Property Development, LLC, a Tennessee limited liability company, by Warranty Deed recorded on June 5, 2006, in Instrument No. 20060605-0066009, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1500 Franklin Ave., Nashville, TN 37206**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees;
2) The Plan of Record in Book 161, Page 105, as corrected in Book 421, Page 50, said Register's office and all matters therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of February, 2010.

Melissa Brown by Lou Moore Attorney in fact

Melissa Brown by Lou Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February 2010, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Melissa Brown, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Power of Attorney recorded simultaneously herewith in Instrument No. 20100217-0012100, said Register's Office.

Witness my hand and official seal at office, this 15th day of February 2010.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $367,000.00.

Affiant

Subscribed and sworn before me this 15th day of February, 2010.

Kittie L Hendrickson

Notary Public
My Commission Expires: 3-7-11

KITTIE L. HENDRICKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 1002-016