THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2626SB

BILL GARRETT, Davidson County
Trans:T20100021370 DEEDWARR
Recvd: 04/12/10 09:14 2 pgs
Fees:13.00 Taxes:610.50
20100412-0027236

Property Address: 305 Manchester Avenue, Nashville, TN 37206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael K. Brown, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Homesteady Properties, LLC** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee Being Lot No 67, on the Plan of Beaumont Place of record in Plat Book 332, page 38, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael K. Brown by Quitclaim Deed from Gordon K. Brown, married and Michael K. Brown, unmarried joint tenants with right of survivorship, dated August 4, 2005, of record in Instrument Number 20050815-0096357, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [**X**] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

St. AIC

WITNESS Grantor's hand this 31st day of March, 2010.

X _____ {Seal}
Michael K. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2010, before me the undersigned officer, personally appeared Michael K. Brown, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $165,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF MARCH, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: 5/8/2012

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

(AFFIX SEAL)

New owner &

SEND TAX STATEMENTS TO:
Homesteady Properties, LLC
115 Chapel Avenue
Nashville, TN 37206

Map/ Parcel: 083-02-0-300.00