BILL GARRETT, Davidson County
Trans: T20100028831 DEEDWARR
Recvd: 05/13/10 12:08 2 pgs
Fees: 13.00 Taxes: 270.10
20100513-0036921

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BROTHERS INVESTMENTS, INC.	SAME	MAP 61-11 PARCEL 286
(NAME) 84 THOMPSON LANE	(NAME)	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES ROBERTS and ERIC SOX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROTHERS INVESTMENTS, INC.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at the northwest corner of the lot owned by Mrs. Sarah Woodwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62 ½ degrees West about 85 feet to the beginning of a curve, radius 112 feet thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46 ½ feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet ; thence along the line parallel to the center line of Gallatin Road approximately south 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line 62 ½ degrees East 111 ½ feet to an iron pin, Mrs Sarah Woodwine's corner; thence North 20 degrees east with her west boundary 268 ½ feet to the point of beginning, and containing approximately ½ acre.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION DESCRIBED IN DEEDS OF RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115, AND BOOK 2491, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James Roberts and Eric Sox by deed of record in Instrument No. 20090928-0090009, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 4018 GALLATIN PIKE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of May, 2010.

JAMES ROBERTS

ERIC SOX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES ROBERTS and ERIC SOX the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2010.

Commission expires:

9-8-13

Notary Public

