This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/23/10 10:09 3 pgs
Fees:18.00 Taxes:25.90
20100723-0057773

ADDRESS NEW OWNER:

Craig Brown and
Jana Brown
1406 Woodland Street
Nashville, TN 37206

SEND TAX BILL:

New Owner

MORTGAGEE:

None

MAP AND PARCEL:
Map 71-12
Parcel 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcelle C. Carter, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Craig Brown and Jana Brown, husband and wife** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly 56 feet of Lot No. 7 on the Map of Trinity Heights Subdivision of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of Lot No. 7 fronts 56 feet on the westerly side of North 4th Street formerly Lischey Avenue and runs back between parallel lines with the northerly margin of Marshall Avenue 165 feet to an alley.
>
> Being the same property conveyed to C. E. Carter and wife, Marcelle Carter by deed from Betty Nelson, Lorene Ray, Roberta Parker, Ann Dickson, Phillip May, Gilbert May, David May, Warren May and Christine Andrews, the heirs of Robert Henry May, ET UX of record as Book 7571, Page 19, in the Register's Office for Davidson County, Tennessee, dated June 10, 1988. The said C. E. Carter, also known as Clarence E. Carter having since died on September 20, 1999, leaving Marcelle C. Carter as the surviving spouse by the entireties.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is unimproved property known as 1700 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of July, 2010.

Marcelle C. Carter

Marcelle C. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marcelle C. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20 day of July, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $7,000.00.

AFFIANT

Subscribed and sworn to before me
this 23 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012