BILL GARRETT, Davidson County
Trans:T20100074998 DEEDWARR
Recvd: 11/29/10 12:32 2 pgs
Fees:13.00 Taxes:192.40



20101129-0094762

This Instrument Prepared By:

William A. Graham, Attorney
Columbia, TN 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **KELLY BROWN, UNMARRIED, FIRST PARTY**, which expression shall include heirs, assigns and personal representatives; and **CHARLES E. WALKER**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled the Map of Mashburn Heights, of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kelly Brown and wife, Mary T. Brown, by deed of record in Book 4422, Page 1, Register's Office of Davidson County, Tennessee. Mary T. Brown is now deceased, leaving Kelly Brown the surviving tenant by the entirety.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP 119-11-0, PARCEL 73.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for building setback lines, public utility easement, and all other matters as shown on plat of record in Plat Book 1835, Page 1, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above



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described property unto SECOND PARTY against the lawful claims of all persons whomsoever. 43

IN WITNESS WHEREOF, this conveyance has been executed on the 18 day of November, 2010.

Kelly Brown by his Attorney-in-Fact, Kelly W. Brown, whose Power of Attorney is recorded as Instrument #200809150094560, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said county and state, **KELLY W. BROWN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **KELLY BROWN**, and acknowledged that he executed the same as the free act and deed of said Kelly Brown.

WITNESS my hand and seal at office in Columbia, Tennessee, this 18 day of NOVEMBER, 2010.

My commission expires:
AT DEATH

Notary Public

Brandt J. Dufrene, Jr
Notary Public
My Commission Expires at Death
Bar #26020

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,000.00.

Affiant

Sworn and subscribed to before me,
this 24th day of November, 2010.

Notary Public

My commission expires:
12-06-2011

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**PERSON OR AGENCY RESPONSIBLE FOR TAXES:**

Same

**NAME AND ADDRESS OF PROPERTY OWNERS:**

Charles E. Walker
86 Thompson Lane
Nashville, TN 37211



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