BOX 10-B

BILL GARRETT, Davidson County
Trans:T20110011083 DEEDWARR
Recvd: 02/23/11 12:53 2 pgs
Fees:13.00 Taxes:562.40
20110223-0014847

STATE OF TENNESSEE NOTARY PUBLIC — J. COHEN — DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY HALL, ET VIR	**THE FARMERS BANK**	**042-07-0-047.00**
(NAME) **603 NORTH GRAYCROFT AVENUE**	(NAME) **1250 LOUISVILLE HWY.**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **MILLERSVILLE, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, VIRGINIA HUDGINS BRILEY AND HUSBAND, THOMAS LEE BRILEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY HALL AND HUSBAND, DOUGLAS HALL,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No. 35 on the Map of Section II, Morning View Subdivision, as of record in Plat Book 2133, page 99, 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 Virginia Hudgins Briley and husband, Thomas Lee Briley from Thomas H. Ware, Administrator by deed dated January 8, 2007 of record as Instrument No. 20070202-0014310, Register's Office for Davidson County, Tennessee.

The conveyance is subject to all matters contained in Plat Book 2133, page 99 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN ASSUME PROPERTY TAXES FOR THE YEAR 2011.

Unimproved ( )
This is improved(X) property, known as **603 NORTH GRAYCROFT AVENUE, MADISON, TN 37115**
(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 22nd day of February, 2011.

VIRGINIA HUDGINS BRILEY

THOMAS LEE BRILEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Hudgins Briley and Thomas Lee Briley,** the bargainors, with whom I am personally acquainted or proved to me 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 at office this 22nd day of February, 2011.

My commission expires: **August 23, 2011**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DEBORAH J. COHEN
DAVIDSON COUNTY, TN