Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0657

BILL GARRETT, Davidson County
Trans:T20110012001 DEEDWARR
Recvd: 02/28/11 14:23 2 pgs
Fees:13.00 Taxes:218.30
20110228-0015984

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$59,000.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE24th day of February, 2011

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Ivory L. McDowell
728 Moormans Arm Road
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
059-15-0-108.00

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, I/WE,

Robert C. Brown, Jr. and Cynthia Brown, heirs-at-law of Mary A. Brown

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ivory L. McDowell

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:

Being Lot No. 112 on the Plan of Haynes Manor Subdivision, Section I, of record in Book 3600, page 85, Register's Office for said County, as follows:

Said Lot No. 112 fronts 65 feet on the northwesterly side of Moorman's Arm Road and extends back 135 feet on the northeasterly line and 132 feet on the southwesterly line to a dead line in the rear which is a broken line measuring 65.4 feet thereon.

Being the same property conveyed to Robert C. Brown and wife, Mary A. Brown, by Warranty Deed from Odell W. Mackey and wife, Mary H. Mackey, dated 8/26/66 and recorded 8/26/66 in Book 4051, page 114, Register's Office for Davidson County, Tennessee. The said Mary A Brown, unmarried having died, intestate, on 09-22-2010, being predeceased by Robert C. Brown who died 10-10-1995. Subject property vesting in Robert C. Brown, Jr. and Cynthia A. Brown heirs-at-law of Mary A. Brown.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 728 Moormans Arm Road Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of February, 2011

Robert C. Brown, Jr.

Cynthia Brown

STATE OF Texas
COUNTY OF At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert C. Brown, Jr. and Cynthia Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas Texas this 24th day of February, 2011.

Notary Public Erum Mirza

Commission Expires: 04.30.2011

ERUM MIRZA
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-30-11