THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,700.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2011. Notary Public MY COMMISSION EXPIRES: May 5, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

DAVIDSON COUNTY, TN NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon S. Sheriff	new owner	MAP 091-06-0
5513 Tennessee Avenue		PARCEL 282.00
Nashville, TN 37209		
(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, **Vernice M. Bryan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon S. Sheriff**

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 Lot No.s 1422 and 1424 of Block No. 201 on the Map showing the extension of Plan No. 1, West Nashville, as of record in Book 57 page 173, Registers Office for Davidson County, Tennessee.

Said Lot Nos. 1422 and 1424 front together 60 feet on the southerly side of Tennessee Avenue and extend back between parallel lines, with the easterly margin of 56th Avenue North, fromerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Vernice M. Bryan and husband, Oakley W. Bryan by quitclaim deed from Christopher Franklin and wife Dawn Franklin, of record in Instrument No. 20020927-0117727, said Registers Office for Davidson County, Tennessee, dated August 30, 2002. Oakley W. Bryan having since died on December 10, 2008.

Being the same property conveyed to Christopher Franklin and wife Dawn Franklin by deed from Juanita Mhoon, married, of record in Instrument No. 20020927-0117726, said Registers Office for Davidson County, Tennessee, dated August 30, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5513 Tennessee Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20110012810 DEEDWARR
Recvd: 03/03/11 10:44 2 pgs
Fees:13.00 Taxes:424.39
20110303-0016972

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 my hand(-) this the 18th day of February, 2011.

Vernice M. Bryan

Vernice M. Bryan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vernice M. Bryan** the bargainor-, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor-, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of February, 2011.

My Commission expires: May 6, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of February, 2011.

My Commission expires: _____

_____
Notary Public