26-B

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Tracy Snyder and Johnny Crow, Jr | | Map/Parcel - |
| 1307 2nd Ave North | NEW OWNER | 082-05-0-027.00 |
| Nashville, TN 37208 | | |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205.**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Donna Tyson Brown** (The "Grantor") has bargained and sold, and by these presents do sell transfer and convey unto **Tracy Snyder and Johnny Crow, Jr.,** (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being the North 12 1/2 feet of Lot 61 and the South 25 feet of Lot No. 62 on the Plan of D. T. McGavock's Subdivision, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, described as follows:**

**Said parts of said lots front together 37 1/2 feet on the Westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.**

**Being the same property conveyed by Default Judgment recorded on the 28th day of June, 2011 in Instrument No. 20110628-0049401; Quitclaim Deed from John T. Cook, Trustee to Donna Tyson Brown as recorded on the 2nd day of July, 2010 in Instrument No. 20100702-0051902; Last Will and Testament recorded on the 26th day of January, 1993 in Deed Book 8848, Page 684 and Installment Deed from John M. Green and wife, Jannie Foster Green to Porter Swanson and wife, Sarah L. Swanson as recorded on the 31st day of August, 1950 in Deed Book 1879, Page 438, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2011 not yet due and payable and now assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. MCGAVOCK'S SUBDIVISION, as recorded in Plat Book 21, Page(s) 7

This is improved property commonly known as: 1707 4th Ave North, Nashville, TN 37208

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $39,000.00**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**Affiant**

**Subscribed and sworn to before me this 29th day of June, 2011**

**My Commission Expires:** ~~My Commission Expires MAY 6, 2013~~

**Notary Public**

BILL GARRETT, Davidson County
Trans:T20110041877 DEEDWARR
Recvd: 07/12/11 12:47 2 pgs
Fees:13.00 Taxes:144.30
20110712-0053251

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June, 2011.

Donna Tyson Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2011, before me personally appeared Donna Tyson Brown to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013