BILL GARRETT, Davidson County
Trans:T20110043234 DEEDWARR
Recvd: 07/18/11 15:07 2 pgs
Fees:13.00 Taxes:629.00
20110718-0054891

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Ronnie G. Brown, Sr.
4426 Saunders Ave.
Nashville, TN 37216

Send tax bill to:
same

Map/Parcel Numbers:
061 03 0 032.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles E. Worrell, Sr,** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Ronnie G. Brown, Sr.** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LOCATED in DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

BEING Lot No. 91, on the plan of Gra-Mar Acres, Section 2, as shown on plat of record in Book 2133, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Charles E. Worrell, Sr. and wife, Jane M. Worrell by Deed recorded in Book 6716, Page 878, Register's Office of Davidson County, Tennessee. The said Jane M. Worrell having died leaving Charles E. Worrell, Sr. as surviving tenant.

Property known as 4426 Saunders Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the Plat of record in Book 2133, Page 74, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of July, 2011.

Charles E. Worrell, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles E. Worrell, Sr. 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, in Nashville, Tennessee, this 13th day of July, 2011.

Notary Public

My commission expires:
03/03/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $170,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2011.

Notary Public

My commission expires: 03/03/14