Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $423,100.00

Affiant

Subscribed and sworn to before me, this 20 day of January, 2012.

Notary Public
My commission expires: 5/20/14

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
03-1201-37486

BOX 10-A

Address of New Owner:	Send Tax Bills to:	Tax Information
Christos Lambrou 3628 Central Avenue Nashville TN 37205	SAME	104-05-0-298

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eloise L. Brown and Jimmy W. Brown, Trustees of the Eloise L. Brown Living Trust, established by the Revocable Trust Agreement of Eloise L. Brown dated July 16, 2007, as amended, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christos Lambrou and wife, Melanie S. Lambrou, 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 the westerly 60 feet of Lot No. 241 on the Plan of Richland Realty Company's Subdivision, Division "B", of record in Book 332, Page 92, Register's office for Davidson County, Tennessee.

Said part of Lot No. 241 fronts 60 feet on the northerly side of Central Avenue and runs back between parallel lines with the easterly margin of Craighead Street 200 feet, more or less, to an alley.

Being the same property conveyed to Jimmie W. Brown and wife, Eloise L. Brown, by deed from John E. Hill and mother, Adena Hill, dated April 15, 1976, recorded April 19, 1976 in Book 5016, Page 273, Register's Office for Davidson County, Tennessee. Jimmie W. Brown having since died.

Further, being the same property conveyed to Eloise L. Brown and Jimmy W. Brown, Trustees of the Eloise L. Brown Living Trust, established by The Revocable Trust Agreement of Eloise L. Brown, dated July 16, 2007, as amended, by Quitclaim deed from Eloise L. Brown, dated July 16, 2007, recorded July 18, 2007 in Instrument No. 20070718-0085389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3628 Central Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120004926 DEEDWARR
Recvd: 01/20/12 14:27 2 pgs
Fees:13.00 Taxes:1565.47
20120120-0005856

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 20th day of January, 2012.

Eloise L. Brown, Trustee
by Richard W. Brown, Atty in Fact

Eloise L. Brown, Trustee of the Eloise L. Brown Living Trust established by The Revocable Trust Agreement of Eloise L. Brown dated July 16, 2007 As amended
By: Richard W. Brown, Atty in Fact

Jimmy W. Brown, Trustee
by Richard W. Brown, Atty in Fact

Jimmy W. Brown, Trustee of the Eloise L. Brown Living Trust established by the Revocable Trust Agreement of Eloise L. Brown dated July 16, 2007, as amended
By: Richard W. Brown, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Richard W. Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Eloise L. Brown and Jimmy W. Brown, Trustees of the Eloise L. Brown Living Trust, established by the Revocable Trust Agreement of Eloise L. Brown dated July 16, 2007, as amended, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 20th day of January, 2012.

Diane K. Mann
Notary Public

My Commission Expires: 2/11/2013

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013