PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Regal Homes Co.	Same	Map Id: 082 07 0 314.00
290 Ed Harris Road		
Ashland City, TN 37015		

WARRANTY DEED

For and in consideration of the sum of **FIFTY TWO THOUSAND DOLLARS ($52,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES LEWIS BROWN**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **REGAL HOMES CO. a Tennessee Corporation**, GRANTEE herein, His heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 31 on the Plan of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, Page 11, Register's Office for said county.

Said Part of lot fronts 50 feet on the south side of Hancock Street and runs back between parallel lines, along the east margin of Meridian Street or Avenue, 176 feet to an alley.

Being the same property conveyed to James Lewis Brown by deed of record at instrument number 20080313-0025247 Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Their heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 26th day of ~~May~~ July, 2013.

James Brown
JAMES LEWIS BROWN

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 **JAMES LEWIS BROWN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this the 26 day of July, 2013.

MISTY L. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Misty L. Langley
NOTARY PUBLIC
My Commission Expires: 10/28/15

BILL GARRETT, Davidson County
Trans:T20130063882 DEEDWARR
Recvd: 07/26/13 10:48 2 pgs
Fees:13.00 Taxes:192.40
20130726-0077585

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer or value of property (whichever is greater) is $52,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 25th day of July, 2013.

NOTARY PUBLIC
My Commission Expires: 12.28.15

MISTY L. LANGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.