THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200003030021187 Page: 1 OF 2
REC'D FOR REC 03/03/2000 9:59:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $246.05

ADDRESS NEW OWNER:
Ms. Shanda B. Brown
685 Mercer Drive
Hermitage, Tennessee 37076

MORTGAGEE:
Cendant Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 75-11-124
Field Book # 4D67580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael G. Brown, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shanda B. Scotchell,** hereinafter called the Grantee, her 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. 78A of the Zone Lot Division of Lot Nos. 1, 2, 3, and 74 through 82 of Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 304, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Michael G. Brown, by virtue of a deed from Douglas K. Bignell and wife, Carole A. Bignell, as of record in Book 9724, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as 685 Mercer Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6291, page 899; Book 9762, page 248; Book 10100, page 337 and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 304, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 29th day of February, 2000.

Michael G. Brown by Martha VanHoven Atty. in Fact
MICHAEL G. BROWN

BY: Martha VanHoven
MARTHA VAN HOVEN,
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 29th day of February, 2000, before me personally appeared **Martha Van Hoven,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of **Michael G. Brown** and who acknowledged that she executed the same as the free act and deed of Michael G. Brown.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29 day of February, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 14,500.00.

AFFIANT

Subscribed and sworn to before me this 29 day of February, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03