CLT

Prepared By:
Scott W. Felton, Attorney
18111 Preston Road, Suite 170
Dallas, TX 75252

Record & Return To:
Bankers Title & Escrow
Box 50-B mb

Instr:200004250040913 Page: 1 OF 2
REC'D FOR REC 04/25/2000 12:58:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

WARRANTY DEED

THIS INDENTURE made this 14th day of April , 2000, between Hunt S. Brown and Kathleen B. Brown, Husband and Wife of Davidson County, State of Tennessee, First Parties, and

Scott Anderson , unmarried

of Davidson County, State of Tennessee , Second Parties.

WITNESSETH: That said First Parties for and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATION to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:
See Attached legal description below

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to applicable restrictions, set back lines and any existing easements.

The preparer of this deed makes no representation as to the status of the title of the property described therein.

with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First parties, for themselves and for their heirs, executors and administrators, do hereby covenant with the Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except ~~19~~ 2000 taxes

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural as the case may demand.

Land in Davidson County, Tennessee, being Lot No. 70 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development of record in Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hunt S. Brown and wife, Kathleen B. Brown by deed from C. Douglas Kennedy and wife, Gina D. Kennedy of record in Book 10089, Page 68, Register's Office for Davidson County, Tennessee.

Improved property known as: 3445 Parkwood Court, Hermitage, Tennessee 37076

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals this 7th day of April, 2000.

Hunt S. Brown

Kathleen B. Brown

STATE OF Missouri }

COUNTY OF St Louis }

Personally appeared before me the undersigned Notary Public in and for said County and State, Hunt S. Brown, the within named bargainor with whom I am personally aquatinted (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 this 7th day of April, 2000.

Notary Public

My Commission Expires:

COLLEEN M HEGARTY
Notary Public – Notary Seal
State of Missouri
County of St. Louis
My Commission Expires Jun 7, 2003

STATE OF Missouri }

COUNTY OF St Louis }

Personally appeared before me the undersigned Notary Public in and for said County and State, Kathleen B. Brown, the within named bargainor 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 this 7th day of April, 2000.

Notary Public

My Commission Expires:

COLLEEN M HEGARTY
Notary Public – Notary Seal
State of Missouri
County of St. Louis
My Commission Expires Jun 7, 2003

RESPONSIBLE TAXPAYER:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 130,000.00.

Scott Anderson
Affiant

Sworn to and subscribed before me this 14th day of April, 2000.

Marolyn M. Blankman
Notary Public

My Commission Expires: 01/27/01

MAROLYN M. BLANKMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

New Owner: Scott Anderson
Address : 3445 Parkwood Court
Hermitage, TN 37076

Send Tax Bills To: First Horizon Home Loan Corp.
P.O. Box 630387
Irving, TX 75063

Field Book 4D 93194, Map 86-14-B, Parcel 120