WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/00 15:19 2pgs
Fees:11.00 Taxes:370.00

20001005-0099287

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Marshall E. Miles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL E. MILES (NAME)	SAME (NAME)	MAP 51-10
817 LEWIS COURT (ADDRESS)	(ADDRESS)	GROUP E
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 10.00CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VERNON R. BROWN, by and through JEAN HICKEY-REED, Attorney in Fact, WILLIAM R. BROWN, by and through JEAN HICKEY-REED, Attorney in Fact and MARTHA A. * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL E. MILES AND WIFE, ELISE MILES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being described as follows, to wit:

Being Unit No. 10, known as 817 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums, Phase III, created Under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace-Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said unit.

Being the same property conveyed to VERNON R. BROWN AND WILLIAM R. BROWN AND MARTHA ANN MEADOWS by Deed of record in Book 9802, page 965, Register's Office for Davidson County, Tennessee.

JEAN HICKEY-REED executes this instrument as Attorney in Fact for Vernon R. Brown pursuant to Limited Power of Attorney recorded simultanously herewith.

JEAN HICKEY-REED executes this instrument as Attorney in Fact for WILLIAM R. BROWN pursuant to Limited Power of Attorney recorded simultaneously herewith.

JEAN HICKEY-REED executes this instrument as Attorney in Fact for MARTHA A. MEADOWS pursuant to Limited Power of Attorney recorded simultaneously herewith.

MARTHA ANN MEADOWS AND MARTHA A. MEADOWS are one and the same person. This is the same legal description as on the previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 817 LEWIS COURT, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*MEADOWS, by and through JEAN HICKEY-REED, Attorney in Fact

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 hand s this 28th day of September, 2000

Vernon R. Brown
By Jean Hickey-Reed, Attorney-In-Fact
VERNON R. BROWN

Martha A. Meadows
By Jean Hickey-Reed, Attorney-In-Fact
MARTHA ANN MEADOWS

William R. Brown
By Jean Hickey-Reed, attorney-In-Fact
WILLIAM R. BROWN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, /the/ undersigned, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 at _____, Tennessee, this 18th day of July, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantors.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JEAN HICKEY-REED, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for VERNON R. BROWN, WILLIAM R. BROWN, AND MARTHA ANN MEADOWS and is authorized by VERNON R. BROWN, WILLIAM R. BROWN AND MARTHA ANN MEADOWS to execute this instrument on their behalf.

Witness my hand and official seal this the 28th day of September, 20 00.

My commission expires: 4-28-04

_____
NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.