Davidson County DEEDWARR
Recvd: 12/04/00 14:23 2pgs
Fees:11.00 Taxes:266.40
20001204-0118933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Steven Brown
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2000.

Shirley A. Beasley
Notary Public

My Commission Expires: 6/18/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven Brown
3151 Justin Towne Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SunTrust Bank
P O Box 305110
Nashville, Tennessee 37230-5110

MAP-PARCEL NUMBERS:
150-02-0-123.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arthur L. Williams, II, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven Brown, an unmarried man** hereinafter referred to as Grantees, their 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. 17b on the Plan of Justin Towne Resubdivision of Lot Nos. 13 through 26, Section II, of record in Plat Book 5200, Page 528, and re-recorded as Zone Lot Division of Lot 15, 17 and 20 in Book 5200, Page 619, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Arthur L. Williams, II by Warranty Deed from Steven L. Hanson, of record in Book 9614, Page 972, Register's Office for Davidson County, Tennessee.

Vanessa Williams as spouse of Arthur L. Williams, II hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 619, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6145, Page 443, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3151 Justin Towne Court, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** 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 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 my hand this 30th day of November, 2000.

Arthur L. Williams, II MD.

Arthur L. Williams, II

Vanessa L. Williams

Vanessa Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur L. Williams, II and wife, Vanessa Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2000.

Lea Ann Kelly

Notary Public

NOTARY PUBLIC AT LARGE

11.30.01

My Commission Expires

02549-BP