Book 2

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Karyn E Speidel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2001

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karyn E. Speidel (NAME)	Same (NAME)	MAP 131-06
1105 Black Cherry Court (ADDRESS)	(ADDRESS)	GROUP H
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 55.00-CO

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, T. Jeff Browning and wife, Jeanie Browning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karyn E. Speidel

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:

Land in Davidson County, Tennessee, BEING Lot No. 59 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to T. Jeff Browning and wife, Jeanie Browning by deed from Weekley Homes, L.P., a Delaware limited partnership of record in Book 11261, Page 761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 451; restrictions of record in Book 6517, page 522; Book 9882, Page 739, amended in 522; Book 9882, Page 739 as amended in Book 10318, Page 92; Annexing Phase 3 in Book 10594, Page 695, amended in Book 11186, Page 932; all of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/21/01 14:36 2pgs
Fees:11.00 Taxes:1295.00
20010321-0027411

unimproved ( )
This is improved (X) property, known as 1105 Black Cherry Court, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of March, 2001

T. Jeff Browning by Jeanie Browning, Atty in-Fact
T. Jeff Browning

Jeanie Browning
Jeanie Browning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **JEANIE BROWNING,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **T. JEFF BROWNING** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **T. JEFF BROWNING** the within named bargainor(s) by the said **JEANIE BROWNING** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of March, 2001.

Betty Hodges
NOTARY PUBLIC

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JEANIE BROWNING,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of March, 2001.

Betty Hodges
NOTARY PUBLIC

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

My Commission Expires: _____

WARRANTY DEED

FROM

T. JEFF BROWNING AND
JEANIE BROWNING

TO

KARYN E. SPEIDEL

RETURN TO:

PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027