Davidson County DEEDWARR
Recvd: 03/29/01 11:53 2pgs
Fees:11.00 Taxes:352.80
20010329-0030297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,350.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2001.

Notary Public

My Commission Expires: 12-23-2001

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Lawrence Edward Brown, Jr.
4324 Valley Grove Road
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 087-09-0-008.00

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, **Peter A. Pearson, Jr. and Jennifer A. Pearson, formerly known as Jennifer A. Brown, as tenants in common** hereinafter referred to as Grantors, hereby transfers and conveys to **Lawrence Edward Brown, Jr., 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:

Being Lot No. 111 on the Plan of Section 7 Valley Grove, of record in Plat Book 5800, page 246, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter A. Pearson, Jr. and Jennifer A. Brown, tenants in common, by Warranty Deed from Richard Puncochar, Richard Nelson, and Esmond Harding, tenants in common, of record in Book 9020, page 402, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6112, page 285, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4324 Valley Grove Road, Hermitage, TN 37076.

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 28th day of March, 2001.

Peter A. Pearson, Jr.

Jennifer A. Pearson

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 Peter A. Pearson, Jr. and wife, Jennifer A. Pearson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2001.

Notary Public

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

12-23-2001
My Commission Expires

02989-ST