WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,700.00

Andy Whitaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

47

Davidson County DEEDWARR
Recvd: 04/10/01 12:23 2pgs
Fees:11.00 Taxes:527.99
20010410-0035258

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Whitaker (NAME)	WELLS FARGO HOME MORTGAGE, INC. (NAME)	MAP 53-13
1409 Joe Pyron Drive (ADDRESS)	4456 Corporation Lane, Suite 100 (ADDRESS)	PARCEL 70
Madison, TN 37115 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

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, Erik Q. Brown and wife, Vanessa L. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andy Whitaker and wife, Patrice Whitaker

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. 3 on the Plan of KIMBOLTON, PHASE 1, a Planned Unit Development, of record in Plat Book 6900, pages 276, 277, and 278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING all of the same property conveyed to Erik O. Brown and wife, Vanessa L. Brown by Warranty Deed from Martin D. Holmes, and wife, Patty Holmes, of record in Book 10551, page 591, Register's Office for Davidson County, Tennessee.

Vanessa L. Brown executes this instrument as Attorney-In-Fact on behalf of **Erik Q. Brown,** pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1409 Joe Pyron Drive, Madison, TN 37115
(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 6th day of April 2001

Erik Q. Brown
Erik Q. Brown
By: Vanessa L. Brown
Vanessa L. Brown, Attorney-in-fact

Vanessa L. Brown
Vanessa L. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VANESSA L. BROWN 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 Goodlettsville, Tennessee, this 6th day of April, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VANESSA L. BROWN to me known to be the person who executed the foregoing instrument in behalf of ERIK Q. BROWN, and acknowledged that she executed the same as the free act and deed of the said ERIK Q. BROWN.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6th day of April, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

Notary Public

My Commission Expires:_____