WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/01 09:46 2pgs
Fees:11.00 Taxes:525.40

20010417-0037249

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2001

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

9-28-2002

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAIL P. TUNE (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	103-3-174
4706 WYOMING AVENUE (ADDRESS)	761 OLD HICKORY BLVD, SUITE 301 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (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, ROGER DALE BROWN AND WIFE, BRENDA J. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAIL P. TUNE

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 the westerly 10 feet of Lot No. 605 and the easterly 40 feet of Lot No. 607, of Block 30, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Book 57, page 103, Register's Office for said County.

SAID parts of Lot Nos. 605 and 607 adjoin and front together 50 feet on the northerly margin of WYOMING AVENUE, formerly 6th Avenue, and extend back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to ROGER DALE BROWN AND BRENDA J. BROWN, HUSBAND AND WIFE, by deed from John Francis Evans, Unmarried, of record in Instrument No. 20001006-0099452, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4706 WYOMING AVENUE, NASHVILLE, TN 37209
(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 28th day of March, 2001

ROGER DALE BROWN

BRENDA J. 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 ROGER DALE BROWN AND WIFE, BRENDA J. BROWN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of March, 2001.

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public of the State and County aforesaid, personally appeared _____ 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