Davidson County DEEDWARR
Recvd: 08/24/01 13:20 2pgs
Fees:13.00 Taxes:1046.73
20010824-0091707

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Cally Alumbaugh 5432 Brownstone Drive Brentwood, Tennessee 37027	Same	Map and Parcel 171-4-A-15 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $282,900.00.

Cally Alumbaugh

AFFIANT

Sworn to and subscribed before me
this 17 day of August, 2001.

GEORGE W. WOODS SR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/1/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MICHAEL R. BOGLE and wife, GWENDOLYN L. BOGLE, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CALLY ALUMBAUGH, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One, Brownstone, of record in Book 9700, pages 496 and 497, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael R. Bogle and wife, Gwendolyn L. Bogle, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, of record in Book 11148, page 134, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-4-A-15 CO.

2. All matters appearing on the Plan of Section One, Brownstone, as of record in Plat Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 10658, page 952, Register's Office for Davidson County, Tennessee.

4. Charter of Brownstone Homeowner's Association, Inc. of record in Book 10659, page 15, Register's Office for Davidson County, Tennessee.

5. By-Laws for Brownstone Homeowner's Association, Inc. of record in Book 10658, page 995, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5432 Brownstone Drive, Brentwood, Tennessee 37027.

WITNESS our hands this 17 **day of August, 2001 in** Brentwood **~~Franklin~~, Tennessee.**

Michael R. Bogle

Michael R. Bogle

Gwendolyn L. Bogle

Gwendolyn L. Bogle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Michael R. Bogle and wife, Gwendolyn L. Bogle, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17 **day of August, 2001, in** Brentwood **~~Franklin~~, Tennessee.**

Lynn J. Babcock

Notary Public

LYNN J. BABCOCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 3-7-05