WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/01 15:48 2pgs
Fees:13.00 Taxes:676.73

20011210-0135901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of November, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, #201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irving Brown, II and Katherine Brown	First Franklin Financial Corporation	164-10A-165
(NAME) 3044 Summercrest Trail	(NAME) 3 Ada Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine CA. 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rex Creviston Homes, LLC**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Irving Brown, II and Katherine Brown, husband and wife** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 343, VILLAGE THREE, SUMMERFIELD, according to the plat thereof, recorded in Instrument No. 200010060099706 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a part of the same property conveyed to Rex Creviston Homes, LLC by Warranty Deed of record in Instrument No. 200103140024188, Register's Office of Davidson County, Tennessee.
Subject to Restrictive Covenants of record in Book 11588, page 484 and Book 11669, page 376, Easements in Book 1141, page 327 and in Instrument No. 20000913-0091248, 200009130091249, 200001130004777, 200008240083643, 200008040077639, 20000913-0091247 and 200010060099706; and, any and all matters as shown on plat of record in Instrument No. 200010060099706; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 3044 Summercrest Trail Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th Day of November, 2001.

Rex Creviston Homes, LLC

BY:
Rex Creviston, Chief Manager

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforesaid, personally appeared Rex Creviston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Rex Creviston Homes, LLC, the within named bargainor, and that he as such Chief Manager, as duty authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this ~~29th~~ 30th day of November, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/17/02