SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/08/02 15:50 2pgs
Fees:13.00 Taxes:857.77

20020208-0017651

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,830.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2002

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TEXAS

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 27, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACEY L. DEWIRE (NAME)	Mortgage Company of America (NAME)	Map 104-9
3800 Central Avenue (ADDRESS)	2416 21st Avenue, S. Suite 202 (ADDRESS)	Parcel 004.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	26W-01630

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, PAUL KENNETH BROWN, DEBORAH LYNN BROWN RICHARDSON, REBECCA CLAIRE BROWN BREWINGTON AND JANET RUTH BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACEY L. DEWIRE

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. 222 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John P. Brown and wife, Robbie J. Brown by Deed from Mary E. Wright, a widow, of record in Book 1638, Page 558, Register's Office for Davidson County, Tennessee. And further conveyed to Paul Kenneth Brown, Deborah Lynn Brown Richardson, Rebecca Claire Brown Brewington and Janet Ruth Brown, by Quitlcaim Deed from John Paul Brown and wife, Robbie Wilson Johnson Brown, of record in Book 10895, Page 726, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 3800 Central Avenue, Nashville, TN 37205
(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 30th day of January, 2002

Paul Kenneth Brown
PAUL KENNETH BROWN

Rebecca Claire Brown Brewington
REBECCA CLAIRE BROWN BREWINGTON

Deborah Lynn Brown Richardson
DEBORAH LYNN BROWN RICHARDSON

Janet Ruth Brown
JANET RUTH BROWN

BY: by Power of Attorney in Fact
JIM R. VANDERPOOL, ATTORNEY IN FACT

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 PAUL KENNETH BROWN, REBECCA CLAIRE BROWN BREWINGTON AND JANET RUTH BROWN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of January 2002.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, 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 _____, 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

CONTINUATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of Deborah Lynn Brown Richardson pursuant to a Power of Attorney executed by same on the 25th January, 2002, of record in Instrument No. 20020208000176 50, said Register's Office.

The property conveyed herein was not the usual place of residence of the grantors or their spouses.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of January, 2002, before me personally appeared Jim R. Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deborah Lynn Brown Richardson and acknowledged that he executed the same as the free act and deed of said Deborah Lynn Brown Richardson.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05