THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18661**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $297,900.00. Affiant Subscribed and sworn to before me, this 8th day of FEBRUARY, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. David John Brown 722 Estes Road Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** MAP 118-04 PAR 189.00 FB 07DA 07747

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES NATHANIEL BRANDON AND WIFE, AMY HAMRICK BRANDON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID JOHN BROWN AND WIFE, JULIE BOLES BROWN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 722 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of FEBRUARY, 2002.

CHARLES NATHANIEL BRANDON

AMY HAMRICK BRANDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHARLES NATHANIEL BRANDON AND WIFE, AMY HAMRICK BRANDON, 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, at office, this 8th day of FEBRUARY, 2002.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 02/11/02 10:24 2pgs
Fees:13.00 Taxes:1102.23

20020211-0017805

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of O.H. Mason's Resubdivision of Lot 7 and the southerly 50 feet of Lot 6 W.M. Cantrell's Subdivision, as of record in Plat Book 3842, page 80, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Nathaniel Brandon, and wife, Amy Hamrick Brandon by deed from Louise P. Salmon, unmarried of record in Book 9957, page 15, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Exceptions to easement of record in Book 4986, page 153; and (3) All matters appearing on the Plan of record in Plat Book 3842, page 80, said Register's Office.