39-B

Davidson County DEEDWARR
Recvd: 04/12/02 15:55 2pgs
Fees:13.00 Taxes:414.40
20020412-0045813

This Instrument Prepared by:
Susan R. Limor, Attorney at Law
A Professional Corporation
2814 Dogwood Place
Nashville, TN 37204

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Alexander 404 English Ivy Drive Nashville, TN 37211	Wells Fargo Home Mortgage 100 South 5th Street Minneapolis, MN 55402	161-11-0-D-077.00 CO

FOR AND IN CONSIDERATION *of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alan H. Browning (hereinafter "Guarantor") has this day bargained and sold, and does hereby transfer and convey unto the said Emily Alexander, unmarried (hereinafter "Grantee"), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 0-77 on the Plan of Villages of Brentwood, Phase VII as of record in Plan Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alan H. Browning, an unmarried man by Warranty Deed from Karen Lynn Theis, an unmarried woman of record in Instrument Number 200005250052293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, as amended in Book 7472. Page 108, Register's Office for Davidson County, Tennessee.

By-Laws of record in book 7231, Page 809, said Register's Office.

Declaration of Annexation of record in book 7679, Page 109, said Register's Office.

Dedication of open space of record in Book 7663, Page 928, said Register's Office.

All Matters and bearings of record in Book 6900, Page 294, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2002 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof of GRANTEES who will be responsible for payment of said taxes.

Ibtissam B. Browning joining in this conveyance to convey any marital interest that she may have in the property.

This is improved property known as 404 English Ivy Drive, Nashville, Tennessee 37211, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD *said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever, and Grantor covenants that he 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.*

Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

X Alan H. Browning
Alan H. Browning

X Ibtissam B. Browning
Ibtissam B. Browning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for the State and County aforesaid, Alan H. Browning and wife, Ibtissam B. Browning, with whom I am personally acquainted or proved to themselves to be, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Davidson County, Tennessee this 11 day of April, 2002.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NOTARY PUBLIC

My Commission Expires: 7-30-05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) *The actual consideration or value whichever is greater, for this transfer is $112,000.00. .*

X Alan H. Browning

Subscribed and sworn to before me, this 11 day of April, 2002.

My Commission expires: 7-30-05
(Affix Seal)

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public