Davidson County DEEDWARR
Recvd: 05/20/02 15:36 2pgs
Fees:13.00 Taxes:407.00

20020520-0061609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: January 31, 2004

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elbert Brown	Mortgage Resources	Map: 053-13-0-162.00
(NAME) 619 Brentmeadow Circle	(NAME) 404 BNA Dr. Suite 400	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Nashville, TN 37217	
(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, BYRON SHANNON AND WIFE, KIMBERLY H. SHANNON, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto ELBERT BROWN, hereinafter called the GRANTEE(S), 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. 30B on the plan of Zone Lot Division, Lot 30, Phase I, Kimbolton of record in Plat Book 6900, pages 276-278, as amended in Plat Book 6900, page 963, and Plat Book 7577, page 553, 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 Byron Shannon and wife, Kimberly H. Shannon, by Warranty Deed of record in Book 11237, page 567, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants in Book 6900, page 963, amended in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126 and Book 7799, page 50; Charter of Homeowner's Association in Book 7483, page 982, re-recorded in Book 7507, page 67; and, any and all matters as shown on the plan of record in Plat Book 6900, page 276-278, as amended in Plat Book 6900, page 963, and Plat Book 7577, page 553; all of record in the said Register's Office.

Unimproved ( )
This is improved (x) property, known as 619 Brentmeadow Circle, Madison, TN 37115
(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 Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has 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 Grantor further covenants and binds itself, its successors and assigns, 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 our hands this 17th day of May, 2002.

Byron Shannon

Kimberly H. Shannon

By: Kimberly H. Shannon, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Shelby

On this 17th day of May, 2002, before me personally appeared Kimberly H. Shannon , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Byron Shannon and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* Instrument No. 20011018-0113979

Witness my hand and official seal, this 17th day of May, 2002.

Notary Public

My Commission Expires: My Commission Expires March 29, 2005

(SEAL)

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, the undersigned Notary Public, personally appeared Kimberly H. Shannon, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2002.

Notary Public

My Commission Expires: My Commission Expires March 29, 2005

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
3100 Poplar Place, Suite 201
Smyrna, TN 37167