Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet Louise Smith, now known as Janet Louise Smith Clanton, a married woman** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall D. Brown, Jr., and wife, Ann M. Brown**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section III, Southmeade, as of record in Book 2900, page 92, Register;s Office for said County.

Said lot fronts 203.41 feet on the north side of Prescott Court and runs back 284.97 feet on the east line and 155.85 feet on the west line to a dead line in the rear on which it measures 239.5 feet.

Being the same property conveyed to Michael A. Summa and wife, Leeora M. Summa by deed from George J. Happell and wife, Imogene S. Happell, of record in Book 4989, page 53, said Register's Office. The said Michael A. Summa was predeceased by wife, Leeora M. Summa. The said Michael A. Summa is now deceased. The property was conveyed to Janet Louise Smith by Will from Michael A. Summa, Docket No. 95576 dated June 20, 1990, of record in Will Book 171, Page 267, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 710 Prescott Court, Nashville TN 37204 .

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of July, 2002

Janet Louise Smith Clanton

Janet Louise Smith Clanton

Davidson County DEEDWARR
Recvd: 07/15/02 14:40 2pgs
Fees:13.00 Taxes:703.00

20020715-0084922

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

137N0189

Box 33B

State of Tennessee)
County of Davidson)

On this 8th day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Janet Louise Smith Clanton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 190,000.00.**

Janet Louise Smith Clanton
Affiant

Sworn and subscribed before me on this the 8th day of July, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Randall D. Brown, Jr. **710 Prescott Court** **Nashville, TN**	~~**Salem Mortgage Corporation**~~ ABN AMRO Mortgage Group P.O. Box 5064 Troy, Michigan 48084	**132-11-78**