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

Return To:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

39-B
File #02-1400

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 Shannon Owens, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Catherine Y. Brockenborough, unmarried, 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:

Being Lot No. 1 on the Map of C.H. Waller's Subdivision of Lots Nos. 42 and 43 on the Plan of Brownsville of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 109.0 feet on the westerly side of Porter Road and runs back 265.0 feet on the northerly line and 244.0 feet on the southerly line with the northerly line of Creighton Street to a dead line on which it measures 101.0 feet, more or less.

Being the same property conveyed to Shannon Owens by deed of record in Book 10669, Page 895, 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: 1912 Porter Road, Nashville TN 37206.

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 5th day of August, 2002

x Shannon Owens
Shannon Owens

Davidson County DEEDWARR
Recvd: 08/15/02 14:22 2pgs
Fees:13.00 Taxes:449.55
20020815-0099033

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of ~~Tennessee~~ Virginia)
County of ~~Davidson~~ Fairfax)

On this 5th day of August, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shannon Owens, 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.

Andrea Christine Day
Notary Public

My Commission Expires: 7-31-04

ANDREA CHRISTINE DAY
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

State of ~~Tennessee~~ Virginia)
County of ~~Davidson~~ Fairfax)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $121,500.00.

Shannon Owens
Affiant

Sworn and subscribed before me on this the 5th day of August, 2002.

Andrea Christine Day
Notary Public

My Commission Expires: 7-31-04

ANDREA CHRISTINE DAY
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

NEW OWNER:
Catherine Y. Brockenborough
1312 Porter Road
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
New Owner:
Catherine Y Brockenborough
1312 Porter Rd
Nashville, TN 37206

TAX MAP-PARCEL #:
83-3-20