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This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Bryant S. Brown and wife, Jane E. Brown 5556 Saddlewood Lane Brentwood, Tennessee 37027	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, Tennessee 37923	171-12-O-A 030.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Bryant S. Brown
AFFIANT

Sworn to and subscribed before me
this 19 day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/21/02 09:05 2pgs
Fees:13.00 Taxes:995.30
20020821-0100928

NOTARY PUBLIC

My Commission Expires: 2/5/06

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **GEORGE N. NERREN, JR. and wife, SUZANNE L. NERREN,** hereinafter called the **"GRANTORS"**, have bargained and sold and by these present do transfer and convey unto **BRYANT S. BROWN, and wife, JANE E. BROWN,** hereinafter called the **"GRANTEES"**, their 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. 30 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George N. Nerren, Jr. and wife, Suzanne L. Nerren by deed from Phillips Builders, Inc., of record in Book 9788, page 95, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument,

with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-12-O-A 030.00 CO.

2. All matters as shown on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, page 788, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 8891, page 850, as amended in Book 9462, page 398 and Book 9480, page 387 and By-Laws of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.

4. Agreement for electrical permit of record in Book 6012, page 981, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7883, page 311, said Register's Office.

6. Applications for Greenbelt of record in Book 8886, pages 793 and 794, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5556 Saddlewood Lane, Brentwood, Tennessee 37027.

WITNESS our hands this 19 day of August, 2002 in Franklin, Tennessee.

George N. Nerren, Jr.

Suzanne L. Nerren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, George N. Nerren, Jr. and wife, Suzanne L. Nerren, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19 day of August, 2002, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06