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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 43624
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/02 08:35 2pgs
Fees:13.00 Taxes:604.95
20021003-0120469

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Terry P. Brown, Jr. Devi L. Brown 101 Eller Court Nashville, Tennessee 37221	Wells Fargo Home Loans P.O. Box 5137 Des Moines, Iowa 50306

TAX MAP-PARCEL NUMBERS: 141-12-B-78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$163,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John N. Carney and wife, Leah M. Carney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry P. Brown, Jr. and spouse, Devi L. 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. 73 on the Plan of South Hampton Phase 4 of record in Plat Book 6250, page 565, Register's Office for said County.

SAID Lot No. 73, which is a corner lot, fronts 119.65 feet on the broken southerly margin of Eller Court and fronts 124.38 feet on the broken westerly margin of Eller Drive, said frontages being joined by a curve having a length of 42.91 feet, and extends back 113.5 feet on the southerly lien and 119.61 feet on the westerly line, to a point of intersection.

BEING the same property conveyed to John N. Carney and wife, Leah M. Carney by deed from Zachariah Yildiz, unmarried of record in Book 11327, page 248, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6450, Page 565, said Register's Office, which Plan shows a 20 foot minimum building setback line from Eller Court and Eller Drive together with additional setback designations, and 10 foot easement for public utility and drainage purposes along the southerly line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 450, Book 6231, page 63, and Book 6624, page 569, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 101 Eller Court, Nashville, Tennessee 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 25th day of September, 2002.

John N. Carney

Leah M. Carney

State of TENNESSEE
County of DAVIDSON

On this 25th day of September, 2002 , before me the undersigned authority, personally appeared John N. Carney and Leah M. Carney , 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.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $163,500.00

Affiant

Sworn and subscribed before me this the 25th day of September, 2002

Notary Public

My Commission Expires: 10/25/3

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires