WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Mark T. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Davidson County DEEDWARR
Recvd: 01/07/03 13:47 2pgs
Fees:13.00 Taxes:836.20

20030107-0002693

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark T. Brown	GMAC Mortgage Corporation	041-02-0-027.00
(NAME)	(NAME)	
4174 Brick Church Pike	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I.C.F. Builders and Consultants, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Brown and Daphne J. Brown, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Included in the foregoing but expressly excluded from this conveyance is that portion previously conveyed to the Metropolitan Government of Nashville and Davidson County for right-of-way in Book 9197, page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to I.C.F. Builders and Consultants, Inc., by deed from Khushru H. Frenchman and wife, Rita K. Frenchman, of record as Instrument No. 20020502-0053858, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4174 Brick Church Pike, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 my hand this 23rd day of December, 2002.

I.C.F. Builders and Consultants, Inc.

By:
Roger Ligon, President

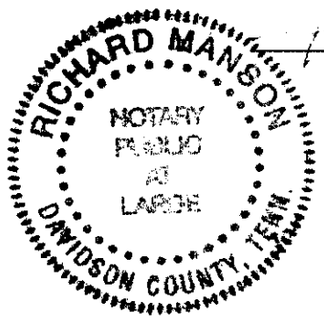
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Ligon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of I.C.F. Builders and Consultants, Inc., the within named bargainor, and that Roger Ligon as such President being authorized to do so , executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Roger Ligon, as such President.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2002.

Commission expires:



Notary Public

My Commission Expires MAY 28, 2003