Davidson County DEEDWARR
Recvd: 02/04/03 15:44 3pgs
Fees:18.00 Taxes:527.25
20030204-0015435

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
Matthew D. Brown and Deanna C. Pilkenton	New South Federal Savings Bank	Map 61-11
1121 Riverwood Drive	210 Automation Way	Parcel 204
Nashville, TN 37216	Birmingham, AL 35210	11348 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Stephen Hughes and wife, Courtnay Hughes** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Matthew D. Brown and wife, Deanna C. Pilkenton** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 112 on the Plan of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 112 fronts 60 feet on the northerly side of Riverwood Drive, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Stephen Hughes and wife, Courtnay Hughes, by deed of record as Instrument No. 200005120046208, said Register's Office for Davidson County, Tennessee.

This is improved property located at 1121 Riverwood Drive, Nashville, TN 37216.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 547, page 29, said Register's Office.

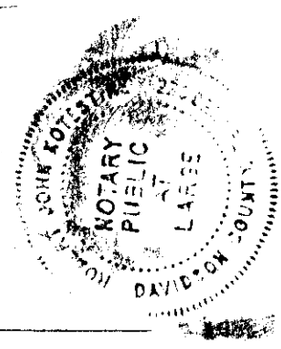
[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

x Matthew D. Brow
Affiant

Subscribed and sworn to before me this 30th day of January, 2003.

Notary Public



My Commission Expires: ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP 24, 2005

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of January, 2002.

Stephen Hughes

Courtnay Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Hughes and wife, Courtnay Hughes**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of **January**, 2003.

Notary Public

My Commission Expires: _____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2003

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY