Record 2ND

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN00072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean and Valerie Brown **6300 Spera Point Crossing** **Hermitage, TN 37076**		**98-5-B-11 CO**

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 OF WHICH IS HEREBY ACKNOWLEDGED,

EASTLAND CONSTRUCTION, INC. A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEAN BROWN AND WIFE, VALERIE BROWN

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:

BEING all of Lot No. 11, Final Plat of Baypointe Subdivision, Phase I, according to the plat thereof, recorded in Instrument No. 200005230051440 and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, recorded in Instrument No. 200006210061773, of the Register's Office of Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Roman G. Ottinger, by Warranty Deed from Baypointe, LLC, a Tennessee limited liability company, dated February 7, 2002 and recorded February 13, 2002 in Instrument No. 20020213-0019324, Register's Office for Davidson County, Tennessee. Subsequently being conveyed to Eastland Construction, Inc., a Tennessee corporation, by quitclaim deed from Roman G. Ottinger, of record in Instrument No. 20030207-0016859, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **6300 SPERA POINTE CROSSING, HERMITAGE, TN 37076**
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 our hands this 28th day of January, 2003.

BOBBY EASTLAND, JR., PRESIDENT OF EASTLAND CONSTRUCTION, INC.

Davidson County DEEDWARR
Recvd: 02/07/03 07:57 2pgs
Fees:13.00 Taxes:795.50
20030207-0016860

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at_____, Tennessee, this _____ day of _____, 20__.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared BOBBY EASTLAND, JR. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT of EASTLAND CONTRUCTION, INC. the within named bargainor, and corporation, and that he as such PRESIDENT being authorized so to do, has executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said PRESIDENT, and attesting the same by the said EASTLAND CONSTRUCTION, INC., as such PRESIDENT.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, on this the 28th day of January, 2002.

My commission expires:_____

Notary Public

GAIL C. VICTOR
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF _____

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 20__.

My commission expires:_____

_____
Notary Public