WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/03 10:31 2pgs
Fees:13.00 Taxes:656.57

20030310-0030872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 20 03

NOTARY PUBLIC LARGE

Notary Public

MY COMMISSION EXPIRES: 5-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. Brown (NAME)	Bank of America, N.A. (NAME)	MAP #172-3-0-A
812 North Woodstone Lane (ADDRESS)	200 S. College Street (ADDRESS)	PARCEL #94CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (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, Lisa L. Tozer, f/k/a Lisa L. Hudman and husband, Dean E. Tozer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R. 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 Lot No. 94, on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lisa L. Hudman by deed from Norman R. McBurney, II, of record in Instrument 20000906-0087848, Register's Office for said County. The said Lisa L. Hudman is now known as Lisa L. Tozer.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7334, Page 109; Book 8464, Page 463; Book 7408, Page 250; Book 8622, Page 390; Book 7516, Page 37; Book 8634, Page 224; Book 8454, Page 246; and Book 8643, Page 675, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 498 and 499; and (3) Sewer Easement of record in Book 8541, Page 255; Book 8541, Page 230; and Book 8541, Page 235 and (4) Storm Water Easement of record in Book 7336, Page 3, said Register's Office.

Lisa L. Hudman and Lisa L. Tozer being one in the same person.

CONTINUED

unimproved ( )
This is improved (X) property, known as 812 North Woodstone Lane, Nashville, TN 37211
(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 5th day of March, 20 03

Lisa L. Tozer

Dean E. Tozer

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 Lisa L. Tozer, f/k/a Lisa L. Hudman and husband, Dean E. Tozer

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they~~xxx~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 20 08.

Commission expires 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____, 20____.

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The said Dean E. Tozer joins in this conveyance to convey any and all marital interest he may have in said property.