Davidson County DEEDWARR
Recvd: 03/31/03 14:30 2pgs
Fees:13.00 Taxes:462.50

20030331-0042080

AFTER BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $125,000.00.

Subsribed and sworn before me this the 28th day of March, 2003.

JOHN L. JR
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN

Affiant

Notary Public

(Affix Seal)

MY COMMISSION EXPIRES
JULY 29, 2006

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 300271
214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Stephen Luke Brown and wife, Kara Leanne Brown
3115 Kinross Avenue
Nashville, TN 37211

Send tax bills to:
First Horizon Home Loans d/b/a
10741 King William
Dallas, TX 75220

Map 119-14-O Parcel 339

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gary Brown and wife, Karen C. Brown

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Stephen Luke Brown and wife, Kara Leanne Brown and Garry Brown and wife, Karen C. Brown

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 1 on the Plan of the Resubdivision of Lots 74,75 & 7, Airdrie Subdivision "C", of record in Book 8250, Page 295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Garry Brown and wife Karen C. Brown by Deed of record in Instrument No. 20000323-0029642, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3115 Kinross Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of March, 2003.

Garry Brown By Karen C. Brown Atty-in-Fact

Garry Brown By Karen c. Brown
His Atty-In-Fact

Karen C. Brown

Karen C. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Karen C. Brown the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2003.

My commission expires:

MY COMMISSION EXPIRES
JULY 29, 2006

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March 28, 2003 m before me personally appeared Karen C. Brown to mw known to be the person who executed the foregoing instrument on behalf of Garry Brown an acknowledged that she executed the same as the free act and deed of said Garry Brown.

Witness my hand and official seal, this 28th day of March, 2003.

My Commission expires:

MY COMMISSION EXPIRES
JULY 29, 2006

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.