Davidson County DEEDWARR
Recvd: 05/07/03 11:13 2pgs
Fees:13.00 Taxes:584.60
20030507-0060894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Felicia R Maldonado
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Felicia R. Maldonado
729 Harpeth Parkway West
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 142-140-035.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randy Brewer and wife, Julie Brewer** hereinafter referred to as Grantors, hereby transfers and conveys to **Felicia R. Maldonado, individual,** hereinafter referred to as 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. 50 on the Plan of Section 1, Harpeth Valley Park,of record in Book 3600, Page 93 & 94, Register's Office for said County, to which plan reference is hereby made for a more compete legal description.

Being the same property conveyed to Randy Brewer and wife, Julie Brewer, by Warranty Deed from Vicki W. Crowell, unmarried, of record at Instrument No. 2000 051800 50129, Register's Office for Davidson County, Tennessee, dated May 5, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 93 & 94, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3857, Page 858; Book 3866, Page 656; Book 4148, Page 696; Book 4226, Page 825; Book 4237, Page 179; Book 4281, Page 867; Book 5051, Page 92; Book 5197, Page 123; Book 5228, Page 718; Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 729 Harpeth Parkway West, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2003.

Randy Brewer

Julie Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 30th day of April, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005 RUSSELL JOHN MCCANN

07899-BW