Davidson County DEEDWARR
Recvd: 05/23/03 08:45 2pgs
Fees:13.00 Taxes:454.73

20030523-0070465

Prepared by & After Recording Return To:
Realty Title Services Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0304-6662

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 122,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer R. Craft 1140 Sunnymeade Drive Nashville, TN 37216	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	061-15-0 183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry E. Brown and wife, Karen L. Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer R. Craft, hereinafter called the Grantees, their successors 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. 22 on the Plan of Sunnymeade Subdivision, of record in Plat Book 974, Pages 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete.
>
> Being the same property conveyed to Henry E. Brown and wife, Karen L. Brown, by deed from Robert A. Hewgley, Jr., Executor of the Estate of Robert Hewgley, of record in Book 10514, Page 111, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1140 Sunnymeade Drive, Nashville, Tennessee 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2003.

Henry E. Brown

Karen L. Brown

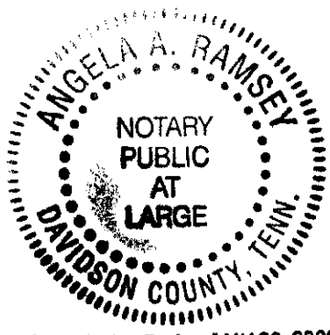
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry E. Brown and Karen L. Brown, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, Tennessee, this 16th day of May, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06



My Commission Expires MAY 28, 2006