This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX

ADDRESS NEW OWNER:
Aaron M. Brotherton
951 Graybar Lane
Nashville, TN 37204

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 08/06/03 10:17 2pgs
Fees:13.00 Taxes:823.25

20030806-0111585

MAP 118-13
GROUP O
PARCEL 075.00

MORTGAGEE:
The Community Bank
5120 Maryland Way
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian G. Clinch and wife, Lynda L. Tynes** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Aaron M. Brotherton and wife, Hillary L. Brotherton**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 of Woodmont Boulevard Section of Marengo Park Subdivision, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Brian G. Clinch and wife, Lynda L. Tynes by Quitclaim Deed from Lynda L. Tynes of record in Instrument No. 20011204-0133435, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Lynda L. Tynes, unmarried by Warranty deed from John E. Bell of record in Book 11155, Page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 951 Graybar Lane, Nashville, Tennessee 37204.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 31st day of July, 2003.

Brian G. Clinch by Lynda L. Tynes as Attorney-in-fact

Brian G. Clinch by Lynda L. Tynes as Attorney-in-fact

Lynda L. Tynes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lynda L. Tynes** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the Attorney-in-fact for **Brian G. Clinch,** and that as said Attorney-in-fact she executed the within Warranty Deed by signing the name of Brian G. Clinch as his free act and deed.

WITNESS my hand and official seal this 31st day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $222,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2003.

NOTARY PUBLIC

My Commission Expires:

My Com[illegible]