Davidson County DEEDWARR
Recvd: 08/21/03 12:23 2pgs
Fees:13.00 Taxes:323.75

20030821-0121493

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$65,000.00~~ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-24-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd W. & Clenna M. Pate, Trustees 608 Ronnie Road Madison, TN 37115	New Owner	Map 34.09 Parcel 4.00

For and in 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,

Donald E. Brewer, Jr. and wife, Tanya M. Brewer

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lloyd W. Pate and wife, Clenna M. Pate, Trustees U/A/D 3/5/01 of the Joint Revocable Living Trust & any successors in trust

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. 156 ON THE PLAN OF GATEWOOD, SECTION 1, OF RECORD IN BOOK 3300, PAGES 47 THRU 52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DONALD E. BREWER, JR., AND WIFE TANYA M. BREWER BY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICE OF THE UNITED STATES OF AMERICA, DATED JANUARY 20, 1993, AND OF RECORD IN BOOK 8847, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Pages 47 thru 52, Register's Office for Davidson County, Tennessee, including but not limited to 40 Ft. Building Setback Line from Marita Avenue and a 10 Ft. Public Utility Easement along the easterly lot line, and a TVA Easement across rear portion of lot and a 2.5 X 30 Ft Utility Anchor Easement located on the northwest corner of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3370, Page 121, as amended in Book 3398, Page 438, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 128 Marita Avenue, Goodlettsville, TN 37072
(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 our hand(s) this 12th day of August, 2003.

Donald E. Brewer, Jr.

Tanya M. Brewer

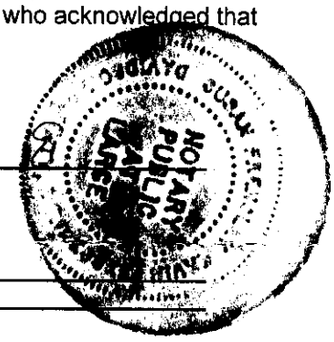
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Donald E. Brewer, Jr. and wife, Tanya M. Brewer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076