WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/03 11:32 2pgs
Fees:13.00 Taxes:765.90

20030910-0132074

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
NOTARY PUBLIC EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$207,000.00.**

x _____
Affiant

Subscribed and sworn to before me this 5th day of September, 2003

_____
Notary Public
My Commission expires: 7/30/05
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chad Roedemeier	New Owner	103-4-174
4401 Utah Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael G. Brown and wife, Caroline P. Brown, also known as, Carolyn P. Brown**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chad Roedemeier and Sarai S. Roedemeier, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Lot No. 1 on the Resubdivision of Lot 1 and the East 10' of Lot 2 of Block 13, Sylvan Park, of record in Book 5190, page 498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael G. Brown and wife, Caroline P. Brown, by deed from Patrick Stephen O'Brien, unmarried, on July 23, 1981, of record in Book 5774, page 445, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5190, page 498, Register's Office Davidson County, Tennessee.

This is improved property known as: **4401 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 5, 2003.

Michael G. Brown
Michael G Brown
By: Christie Wilson atty-in-fact
Christie Wilson, Attorney-in-fact

Carolyn P. Brown
Carolyn P Brown
BY: Christie Wilson, atty-in-fact
Christie Wilson, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Christie Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Michael G. Brown and wife, Caroline P. Brown, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by singing the name Michael G. Brown and wife, Caroline P. Brown, the bargainor(s), by the said Christie Wilson, as Attorney-In-Fact.

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WITNESS my hand and seal, this 5th day of September, 20 05.

NOTARY PUBLIC. My Commission Expires: 8/20/06

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.