Davidson County DEEDWARR
Recvd: 10/02/03 11:08 2pgs
Fees:13.00 Taxes:1110.00
20031002-0145530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

My Commission Expires: 01-21-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth Hart and Allen C. Brown, Jr.
901 Oak Valley Lane
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 146-010-010.00

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, **Prudential Relocation, Inc., a Colorado corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Allen C. Brown, Jr. and wife, Elizabeth Q. Hart** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 & 16, Register's Office for said County.

Said Lot No. 13 fronts 190 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line in the rear.

Being the same property conveyed Prudential Relocation, Inc, a Colorado corporation, by Warranty Deed from D. Brian Northcutt and wife, Nicole Northcutt, of record in Instrument No. 20031002-0145529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 1835, Pages 15 & 16, Register's Office for Davidson County, Tennessee.

3. Easement for sewer of record in Book 6983, Page 679, Register's Office for Davidson County, Tennessee.

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

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

6. 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 GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 901 Oak Valley Lane, Nashville, Tennessee 37220.

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 September, 2003.

Prudential Relocation, Inc., a Colorado corporation

By: _____

Its: Assistant Secretary

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle Falconi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Assistant Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: _____

JAYCI SADIO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 26, 2004

