Davidson County DEEDWARR
Recvd: 10/20/03 14:43 2pgs
Fees:13.00 Taxes:702.63

20031020-0154823

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $189,900.00. Melissa H Brown Affiant Subscribed and sworn to before me, this 16th day of October, 2003. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Gregory S. Brown and wife, Melissa H. Brown 6656 Sugar Valley Drive Nashville, TN 37221	Send Tax Bills To: AmSouth Bank P. O. Box 57046 Irvine, CA 37221	Map Parcel Number: 181-1A-65.00CO 5D 64616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. HARTLINE, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREGORY S. BROWN AND WIFE, MELISSA H. BROWN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Sugar Valley, Section One, a planned unit development, of record in Book 9700, pages 709 – 711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Hartline, married, by deed from Yazdian Construction, Inc., of record as Instrument No. 20001201-0118088, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Robert A. Hartline by deed from Marianne Hartline, of record as Instrument No 20031020-0154822, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 9700, pages 709 - 711, Register's Office for said County.

This is improved property known as 6656 Sugar Valley Drive, Nashville, TN 37221.

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 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of October, 2003.

ROBERT A. HARTLINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT A. HARTLINE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2003.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007