Davidson County DEEDWARR Recvd: 02/04/04 16:30 2 pgs Fees:13.00 Taxes:543.53 20040204-0013942	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $146,900.00 Affiant Subscribed and sworn to before me, this 30th day of January, 2004. Notary Public My commission expires: 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
McCalla & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronnie Brown Jr.	**Countrywide Home Loans, Inc.**	**061-01-0-029.00**
603 Lemont Drive	**4500 Park Granada**	
Nashville, Tennessee 37216	**Calabasas, CA 91302-1613**	

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 ACKNOWLEDGE, WE,

Billy Michael Chamberlain and wife, Bethany M. Chamberlain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronnie Brown Jr.

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. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Billy Michael Chamberlain, by Warranty Deed, from John T. Nash and wife, Bertha L. Nash, of record in Book 10564, Page 768, Register's Office for Davidson County, Tennessee, dated August 7, 1997. The signature of Billy Michael Chamberlain is signed by his duly appointed Attorney-in-fact James L. Collier, pursuant to the Power of Attorney

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: recorded in inst. #20040203-0013254 Register's Office for Davidson County, Tennessee.

The Plan of record in Plat Book 2663, Page 34, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2536, Page 228, Register's Office for Davidson County, Tennessee.
Permit from Codes Department, of record in Book 10766, Page 795, said Register's Office.
Anchor Easement of record in Book 2538, Page 38, Register's Office for Davidson County, Tennessee.
Easements of record in Book 4131, Page 801 and Book 4215, Page 49, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved (____) property known as 603 Lemont Drive, Nashville, Tennessee 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of January, 2004.

Billy Michael Chamberlain by James L. Collier as his Attorney-In-Fact

Bethany M. Chamberlain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Collier, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 30th day of January, 2004.

Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Bethany M. Chamberlain, the within named seller, with whom I am personally acquainted (or 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 30th day of January, 2004.

Notary Public

My Commission Expires : 01/16/2008

SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:
SMITH, SHOLAR, ASSOCIATES, PLLC