Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/19/04 14:18 1pgs
Fees:13.00 Taxes:749.25

20040219-0019404

WARRANTY DEED

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

Preparer's File #-03L1413

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael A. Brown and Barrie S. Brown	Churchill Mortgage Corporation	129-15-0-032.00
44 Vaughns Gap Road	761 Old Hickory Blvd., #400	
Nashville, Tennessee 37205	Brentwood, Tennessee 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LESHIA ANN BESS AND PAMELA A. FLEMING, F/K/A PAMELA ANN HOPKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL A. BROWN AND BARRIE S. BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 121 on the Amended Plan of Warner Park Valley Subdivision, Section I, as of record in Book 3600, page 12,13,and 14, Register's Office for said County, and described according to an instrument amending the recorded plan of record in Book 3766, page 351, said Register's Office, as follows:

Being the same property conveyed to J. D. Batson and wife, Peggy S. Batson by Deed from Murphree Realty Company of record in Book 3790, page 614, dated 7/10/1964, Register's Office for Davidson County, Tennessee. Peggy S. Batson predeceased J. D. Batson, leaving him as surviving tenant by the entirety. J. D. Batson is now deceased. The property was devised by J. D. Batson to Leshia Ann Bess and Pamela Ann Hopkins, now known as Pamela A. Fleming, by his Last Will and Testament admitted to probate in the matter "In RE: Estate of Jesse Dewey Batson", Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 02P2033.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **44 Vaughns Gap Road, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **17th** day of **February, 2004**:

Leshia Ann Bess

Leshia Ann Bess

Pamela A. Fleming

Pamela A. Fleming, f/k/a Pamela Ann Hopkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LESHIA ANN BESS AND PAMELA A. FLEMING, F/K/A PAMELA ANN HOPKINS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 17th day of February, 2004.

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/17/06