Davidson County DEEDWARR
Recvd: 02/24/04 12:01 2pgs
Fees:13.00 Taxes:249.75
20040224-0020769

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eckhardt Exchange Corporation, Trustee	New Owner	Map 186
104 Woodmont Blvd., Ste. 115		Parcel 30
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Alton B. Brown, Jr. and wife, Nancy Hopper Brown** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Eckhardt Exchange Corporation, Trustee, with full power to convey, transfer, mortgage and encumber without joinder of any beneficiary,** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, Goodwin Subdivision, as of record in Instrument Number 20030623-0086195, to which plat reference herein is made for a more complete description.

Being the same property conveyed to Alton B. Brown, Jr. and wife, Nancy Hopper Brown by deed of record in Instrument Number 20030630-0089878, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Instrument Number 20030623-0086195, said Register's Office.
3. Restrictive Covenants of record in Book 4745, page 492, said Register's Office.
4. Greenbelt Assessment of record in Book 9981, page 270 and in Instrument Number 20020619-0073768, Register's Office.

This is unimproved property commonly known as Lot No. 2, Goodwin Subdivision, Antioch, Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of February, 2004.

Alton B. Brown, Jr.

Nancy J. Hopper Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Alton B. Brown, Jr. and wife, Nancy J. Hopper Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of February, 2004.

Notary Public

My Commission Expires: 3-31-07