WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/18/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 02/24/04 12:54 2pgs
Fees:13.00 Taxes:201.65
20040224-0020822

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Graves	Allied Mortgage Group, Inc.	063-08-0 121.00
(NAME)	(NAME)	
606 Hadleys Bend Boulevard	7 Bala Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Bala Cynwyd, PA 19004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Hubert L. Brown, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Graves, unmarried, 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. 4 of Block "Q" on the Map of Hadley Bend City, as of record in Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Don Harris and Hubert L. Brown, each having a ½ undivided interest as tenants in common by Warranty Deed from Carolyn Washington, Executrix of the Estate of Eugene Bowles, Sr. of record in Instrument Number 20000503-0044367, dated April 26, 2000, said Register's Office. Being further conveyed to Hubert L. Brown by Quitclaim Deed from Don Harris of record in Instrument Number 20010103-0000860, Register's Office for Davidson County, Tennessee, dated November 13, 2000.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Upon oath, Hubert L. Brown, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

unimproved ☐

This is improved ☒ property, known as 606 Hadleys Bend Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 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 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 20th day of February, 2004.

Hubert L. Brown

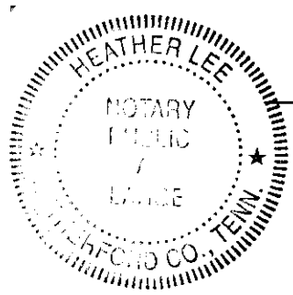
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hubert L. Brown the bargainor (s), 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 and official seal at Smyrna, Tennessee this 20th day of February, 2004.

Commission expires: 6-18-05



Heather Lee

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167