WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Rebekah Brown
Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

G-KCRA-04-5600

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebekah Brown	National Bank of Commerce	
5600 Country Drive, Unit #312 (ADDRESS)	(NAME) 115 29th Avenue South (ADDRESS)	162-9-B-83CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA PADILLA PATE F/K/A PATRICIA D. PADILLA AND HUSBAND, MICHAEL PATE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBEKAH BROWN AND WIFE, SHAWN 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:

Land in Davidson County, Tennessee, being Unit 312 on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, as of record in Book 5200, page 131, Register's Office for said County and further described in Master Deed of record in Book 4918, page 116, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia D. Padilla, unmarried, by Warranty Deed from Helen Lucinda Gallant Wilson and husband, Gregory Andrew Wilson dated January 26, 1995 and filed for record on February 6, 1995 in Book 9588, Page 985, Register's Office for Davidson County, Tennessee. Said Patricia D. Padilla has since married to Michael Pate and is now known as Patricia Padilla Pate. Said Michael Pate joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Plat Book 5200, page 131; Book 8021, page 852; Book 5606, page 663; Book 4842, page 979; Book 4918, page 116; Book 4958, page 346 and Book 8797, page 918, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5600 Country Drive, Unit #312, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of February, 2004.

Patricia Padilla Pate
Patricia Padilla Pate

Michael Pate
Michael Pate

Davidson County DEEDWARR
Recvd: 02/26/04 15:14 2pgs
Fees:13.00 Taxes:321.90

20040226-0022136

STATE OF Tennessee
COUNTY OF Davidson

I, Charles Smith, a Notary Public of the County and State first above written, do hereby certify that Patricia Padilla Pate and Michael Pate personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of February, 2004.

Notary Public

My Commission Expires: 1/27/04

(SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903