REALTY TITLE 06
Box 48A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WILSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
ROBBIN TEASLEY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $44,500.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tony Brown	1st Trust Bank For Savings	107-005-0A-110.00
110 Five Oaks Dr.	P.O. Box 17257	
Nashville TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith A. Deborde, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tony Brown and wife, Teresa Brown, hereinafter called the Grantees, their successors 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 Unit No. 110 in Five Oaks, a Planned Unit Development as shown on the Plat of record in Book 5200, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith A. Deborde by Deed from Hugh Kelvin Campbell and wife, Shirlene Liggins Campbell, of record in Deed Book 6663, page 411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 Five Oaks Dr., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of March, 2004.

Judith A. Deborde

Davidson County DEEDWARR
Recvd: 03/03/04 10:20 2pgs
Fees:13.00 Taxes:164.65

20040303-0023969

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith A. Deborde, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 1st day of March, 2004.

Robbin Teasley
Notary Public

My Commission expires 11/27/06

