RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 17609D

Davidson County DEEDWARR
Recvd: 03/03/04 12:08 2pgs
Fees:13.00 Taxes:628.63
20040303-0024117

MAP/GROUP/PARCEL:
012-03/013

NEW OWNER'S NAME AND ADDRESS:
Jennifer L. Brown
604 Sunnyslope Court
Goodlettsville TN 37072
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, Roger C. Hatley and wife Cecilia L. Hatley, hereinafter called Grantors, do hereby transfer and convey unto Jennifer L. Brown, **a unmarried woman,** her heirs and assigns, hereinafter called Grantee, the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Grizzard Manor, as shown on Plat of Record in Plat Book 4460, Page 17, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 604 Sunnyslope Court Goodlettsville TN 37072

BEING part of the same property conveyed to the grantors herein by deed of record in Book 8615, Page 157, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Roger C. Hatley

Cecilia L. Hatley

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Roger C. Hatley and Cecilia L. Hatley, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Sumner County, Tennessee, on this the 26th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $169,900.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006