File #200410045

Davidson County DEEDWARR
Recvd: 03/25/04 11:09 2pgs
Fees:13.00 Taxes:314.50

20040325-0033752

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brown Sr. and wife, Rebecca Brown	Charlotte Home Equity, LLC	Map: 92-06-419
(NAME) 2863 Park Knoll	(NAME) 7400 Carmel Executive Park, Suite 200	Parcel:
(ADDRESS) Mt. Juliet Tn. 37122	(ADDRESS) Charlotte, NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **WADE LEE PHELPS, UNMARRIED,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL BROWN SR. AND WIFE, REBECCA BROWN**, 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 a part of Lot No. 5, on the Plan of Lapsley, as shown by plat appearing of record in Plat Book 57, Page 3, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said part of Lot No. 5 fronts 30 feet on the east side of 28th Ave. North and runs back between parallel lines 88 feet;

Being a part of the same property conveyed to Lee Roy Shaw, unmarried by Installment Deed dated December 5, 1977 of record in Book 5239, Page 204 and being further conveyed to B. B. Doubleday, Jr. by Final Decree Confirming Sale Deed dated September 25, 1986 of record in Book 7022, Page 766 and being further conveyed to Wade Lee Phelps by Warranty Deed dated July 18, 2002 of record in Instrument No. 20020718-0086637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 57, Page 3; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 812 28th Avenue North, Nashville, TN 37208
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 22nd day of March, 2004.

Wade Lee Phelps

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Wade Lee Phelps who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

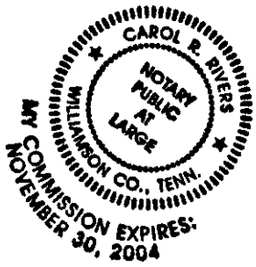
Witness my hand and official seal, this 22nd day of March, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027