PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/02/04 13:30 2pgs
Fees:13.00 Taxes:958.30
20040402-0037410

W & I Ref:(_____) Title No: 45410
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judy G. Ozbolt 2834 Valley Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 142-10-A-12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine M. Brown, formerly known as Catherine M. Allen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Judy G. Ozbolt,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9A (formerly known as unit 2 of Valley Road Townhomes) on the Plan of Zone Lot Division Valley Road Townhomes as Lot 9 of Hillsboro Heights-Section-2.

Being the same property conveyed to Catherine M. Allen, unmarried by deed from Arie Lynn and wife, Lucie Lynn of record in Book 5540, page 836 Register's Office for Davidson County.

Norman J. Brown, spouse of Catherine M. Brown joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190 Page 297, Book 6900, page 16 which amended in Book 5190, page 297, and amended in Book 6900, Page 16, said Register's Office, which Plan shows a 20 foot minimum building setback line from Valley Road and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot together with an 8 inch sewer line lying therein. A 15 foot easement for a right of way dedication as shown on the Plan of record in Book 5190, page 297 said Register's Office. Spouse if any, of vestee must join in proposed conveyance.

This is improved property, known as: 2834 Valley Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Catherine M. Brown

Norman J. Brown

State of Tennessee
County of Davidson

On this March 31, 2004, before me the undersigned authority, personally appeared Catherine M. Brown Norman J. Brown , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of Tennessee
County of Davidson

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $259,000.00

Affiant

Sworn and subscribed before me this the 31 day of March, ~~2001~~ 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004