Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
File No. V0961-864

Davidson County DEEDWARR
Recvd: 04/06/04 09:47 3pgs
Fees:18.00 Taxes:358.53
20040406-0038709

WARRANTY DEED

Warranty deed made on the 19th day of March 2004, by Daniel S. Eidem and wife, Amy E. Eidem, Grantor.

Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey to Christopher O. Brant, a single person, Grantee, the following land in Williamson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel S. Eidem and wife, Amy E. Eidem, by Warranty Deed dated May 20, 1999 from Lynne H. Hethcote, an unmarried person, of record in Book 11491, page 19, Register's Office for Davidson County, Tennessee.

More commonly known as 915 Goodbar Dr., Nashville, TN 37217

This conveyance is made subject to:

1. All assessments and taxes for the year 2004, which have been prorated and assumed by Grantee.
2. Building lines and easements as shown on the plat of Miro-Meadows recorded in Book 1424 at page 94 of the records of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the appurtenances, estate, title and interest and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantors covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs 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.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

WITNESS our hands this 19th day of March 2004.

Daniel S. Eidem

Amy E. Eidem

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)ss.
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel S. Eidem and Amy E. Eidem, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, Tennessee, this 19th day of March 2004.

Notary Public

My Commission Expires: _____
(seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 96,900 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher O. Brant

Affiant

Subscribed and sworn to before me this 19th day of March 2004.

Mary Jayne Masters

Notary Public

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

My commission expires:

_____

(Seal)

Property owner and party responsible for payment of taxes:
Christopher O. Brant
915 Goodbar Dr.
Nashville, TN 37217

Map No. ~~**15 029E 029D B 013.00**~~ 107-14-0-056.00

Return to:
Associates Closing & Title - HURON
11501 Huron Lane
Little Rock, AR 72211