File Box 8

Davidson County DEEDWARR
Recvd: 04/26/04 12:13 2pgs
Fees:13.00 Taxes:1084.10
20040426-0047077

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
W & I Ref: 45453
Davidson Co. File Box 8

MORTGAGEE:

SouthTrust Bank
230 Fourth Avenue N.
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $293,000.00.

Affiant

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

Sworn to and subscribed before me on this the 22nd day of April, 2004.

My Commission Expires MAY 30, 2004

NOTARY PUBLIC
My Commission Expires: _____

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. James W. Brewer and Ms. Laura K. Ashby 4007 Vailwood Drive Nashville, TN 37215	Mortgagee	120-12-0-A 029.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DANIEL C. BURCHFIELD and wife, ELLEN M. BURCHFIELD**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES W. BREWER and wife, LAURA K. ASHBY**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot 29 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for said County and as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194, said Registers' Office.

BEING the same property conveyed to DANIEL C. BURCHFIELD and wife, ELLEN M. BURCHFIELD by General Warranty Deed dated March 6, 2001, and executed by JANE C. GRAMS and recorded as Instrument No. 20010306-0021274, Registers' Office for Davidson County, TN.

This conveyance is made subject to: Taxes for 2004 and subsequent years; The Plan with Owner's Certificate of record in Plat Book 6250, Pages 128 and 129 and amended by Surveyor's Certificate of Correction in Book 6386, Page 194, said Register's Office, to which plan reference is hereby made for a more complete description thereof; the Declaration of Covenants, Conditions and Restrictions of record in Book 6377, Page 18, re-recorded in Book 6545, Page 799; Book 7663, Page 468; Book 8919, Page 45; Book 11298, Page 935; Instrument No. 20010629-0068967, said Registers' Office, which sets forth assessments, liens and other matters to which Declaration reference is hereby made for more particulars..

This is unimproved property known as 22 Inveraray, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, and representatives, 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 (my/our) hand(s) this the 21st day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DANIEL C. BURCHFIELD

ELLEN M. BURCHFIELD

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DANIEL C. BURCHFIELD and wife, ELLEN M. BURCHFIELD, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21st day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 6-9-05