Davidson County DEEDWARR
Recvd: 05/05/04 15:18 2pgs
Fees:13.00 Taxes:788.10

20040505-0051599

WARRANTY DEED

ET-04-5123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Steven C. B
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Holley B. Brown and Steven C. Brown, wife and husband	Mortgage Investors Group	
(NAME)	(NAME)	
4904 John Hagar Road	8320 E. Walker Springs Lane	097-16-0-A-37.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK STEPHEN QUINN AND WIFE, MICHELLE QUINN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HOLLEY B. BROWN AND STEVEN C. BROWN, WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot NO. 90 on the First Revision, The Peninsula, Phase One, as shown by plat of record in Plat Book 9700, page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Stephen Quinn and wife, Michelle Quinn by Warranty Deed from Wallace F. Cathey, Sr., and wife, Darlene G. Cathey, executed on July 31, 2003, and filed for record on August 6, 2003, at Instrument No. 20030806-0112197, Register's Office of Davidson County, Tennessee; AND ALSO BEING the same property conveyed to Wallace F. Cathey, Sr., and wife, Darlene G. Cathey by Warranty Deed from Frank Batson Homes, Inc., executed on January 6, 1997, and filed for record on January 7, 1997, in Deed Book 10313, page 392, Register's Office of said County.

Subject to restrictions as of record in Book 9977, Page 359, Book 9654, Page 693, and Book 9754, Page 35, Register's Office for Davidson County, Tennessee.

Subject to a Metro Government Water and Sewer Easement as of record in Book 10693, Page 726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Mark Stephen Quinn and Mark Quinn are one and the same person.

unimproved ( )
This is improved (X) property, known as 4904 John Hagar Road, Hermitage, Tennessee 37076
(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 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 30th day of April, 2004.

Mark Quinn

Michelle Quinn

Michelle Quinn

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Gwinnett

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mark Quinn and Michelle Quinn, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Hermitage~~, ~~Tennessee,~~ this 30th day of April, 2004.

My Commission Expires: 3-4-2008

Notary Public

EDWARD M. COPENHAVER
FORSYTH COUNTY
NOTARY PUBLIC
EXPIRES 03-04-2008
STATE OF GEORGIA

STATE OF Tennessee
COUNTY OF Davidson

Personally ~~appeared~~ before me, EDWARD M. COPENHAVER, a Notary Public within and for said County and State ~~aforesaid~~, personally appeared MARK QUINN and MICHELLE QUINN, with whom I am personally acquainted and who upon ~~_____~~ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of April, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW