Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA BERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-BOB-04-0232

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald M. Joyner	ABN AMRO Mortgage Group, Inc.	
P. O. Box 404 ~~232 Elm Street~~	(NAME) 4242 N. Harlem Ave.	43-13-360
(ADDRESS) Old Hickory, TN 37138 ~~Madison, Tennessee 37115~~	(ADDRESS) Norridge, IL 60706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER BROWN, UNMARRIED AND GERALD BROWN, A MINOR, BY JENNIFER BROWN, GUARDIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD M. JOYNER, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 20 in Block 1 on the Plan of Forrest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, page 44, Register's Office for said County, and more particularly described as follows:

Said Lot No. 20 in Block 1 fronts 50 feet on the south side of Elm Street and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Gerald Ray Brown by quitclaim deed from The Brown Family Living Trust, dated August 20, 1997 and filed of record in Book 10578, page 398, Register's Office for Davidson County, Tennessee. Gerald Ray Brown having since died intestate. Property vested one-half (1/2) in Jennifer Brown and one-half (1/2) in her minor son Gerald Brown, by order dated May 5, 2004, of the Seventh Circuit Court for Davidson County, Tennessee Probate Division No. 04P-212.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 05/10/04 14:45 2pgs
Fees:13.00 Taxes:175.75
20040510-0053223

unimproved ( )
This is improved (X) property, known as 232 Elm Street, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of May, 2004.

Jennifer Brown

Jennifer Brown

Gerald Brown, a minor, by Jennifer Brown, Guardian

Gerald Brown, a minor, by Jennifer Brown, Guardian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Laura Perry, a Notary Public in and for said County and State, **Jennifer Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2004.

Notary Public

My Commission Expires: 12/09/07

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of May, 2004, before me personally appeared **Jennifer Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Gerald Brown**, and who acknowledged that she executed the same as the free act and deed of the said Gerald Brown by order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division No. 04P-212.

Witness my hand and official seal.

Notary Public

My commission expires: 12/09/07

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN