THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18003Q

Davidson County DEEDWARR
Recvd: 05/19/04 11:15 2pgs
Fees:13.00 Taxes:455.10
20040519-0058869

MAP/GROUP/PARCEL:
52-1/192

NEW OWNER'S NAME AND ADDRESS:
MICHAEL BROWN
250 ROBINWOOD DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **DONNA GRAHAM, SINGLE**, hereinafter called Grantor, does hereby transfer and convey unto **MICHAEL BROWN, A MARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 4, on the Plan of Power and Roth's Madison Park Subdivision, Block F, as shown by plat of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

The subject property is improved property commonly known as 250 Robinwood Drive, Madison, Tennessee.

BEING the same property conveyed to Grantor herein by deed, dated the 6th day of December, 2002, of record in Instrument Number 20030110-0004628, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Donna Graham
DONNA GRAHAM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Donna Graham**, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee on this the 17th day of May, 2004.

NOTARY PUBLIC

CASEY BLACK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $123,000.00.

AFFIANT

Sworn to and subscribed before me, this 17th the day of May, 2004.

NOTARY PUBLIC

Brenda L. Lehman
Notary Public At Large
Williamson County, Tennessee