9.50

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

PICK-UP

Davidson County DEEDWARR
Recvd: 06/25/04 15:02 2pgs
Fees:13.00 Taxes:332.63
20040625-0075896

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Timothy Robertson 1716 Straight Way Nashville, TN. 37206	SunTrust Mortgage, Inc. 901 Semmes Av Richmond VA 23224	72- 13- 209.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven A. Brown and wife, Angela D. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Robertson and wife, Donna Robertson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in ~~Sumner~~ Davidson County, Tennessee, being Lot Number 1, on the Plan of Floyd Heights, of record in Book 1424, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven A. Brown and wife, Angela D. Brown by Deed, dated May 3, 1995 of record in Book 9664, Page 772, Register's Office for Sumner County, Tennessee.

Reference is hereby made to the Power of Attorney of Angela D. Brown, being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

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

This is improved property known as: 922 Strouse Avenue Nashville, TN 37207

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 OUR HANDS THIS 15th day of June, 2004

Steven A. Brown

Steven A. Brown

Angela D. Brown
BY: Steven A. Brown, her atty-in-fact

Angela D. Brown By Steven A. Brown
her ATTY FACT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Steven A. Brown

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 15th day of June, 2004

My Commission expires: July 24, 2007

K. J. Shelton
Notary Public

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me Steven A. Brown, in his/her capacity as Attorney in Fact for Angela D. Brown, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 15th day of June, 2004

K. J. Shelton
Notary Public

My Commission expires: July 24, 2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 89,900.00

Affiant

Subscribed and sworn to before me this 15th day of June, 2004

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN