WARRANTY DEED

B-HOFF-04-2206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,800.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Brown	Wells Fargo Bank, N.A.	
2206 Eastland Avenue (ADDRESS)	4456 Corporate Lane Ste 100 (NAME) (ADDRESS)	83-7-299
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (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 DEAN QUALLS AND JOANNA QUALLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY BROWN AND MELINDA BROWN, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dean E. Qualls and wife, Joanna A. Qualls by Quitclaim Deed dated July 10, 2001 and filed for record on January 20, 2001 in Instrument Number 20010720-0077051, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Dean E. Qualls and wife, Joanna A. Qualls and Helen Qualls by Deed dated October 25, 1993 and filed for record on October 29, 1993 in Book 9131, Page 537, Register's Office for Davidson County, Tennessee.

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

*Husband and wife

unimproved ( )
This is improved (X) property, known as 2206 Eastland Avenue, Nashville, Tennessee 37206
(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 15th day of July, 2004.

Dean Qualls

Joanna Qualls

Davidson County DEEDWARR
Recvd: 07/21/04 15:14 2pgs
Fees:13.00 Taxes:428.46

20040721-0087441

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean Qualls and Joanna Qualls, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2004.

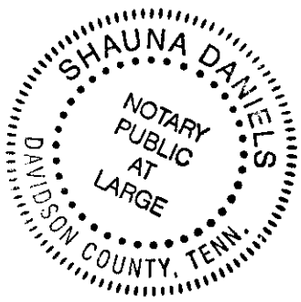
Shauna Daniels

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires SEP. 25, 2004



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

jdl

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