This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Stephen N. Kitchens
28 Fox Vale Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **177**
GROUP
PARCEL **23.00**

Davidson County DEEDWARR
Recvd: 07/22/04 09:16 3pgs
Fees:18.00 Taxes:2612.20
20040722-0087634

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Geraldine A. Brown, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Stephen N. Kitchens and wife, Martha M. Kitchens**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Geraldine A. Brown, a married person, by deed from Highway 96 Partners, Ltd., a TN limited Partnership of record in Book 9454, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Notice of Lien in favor of Fox Hollow Homeowners Association of record in Instr. 20020626-0076924, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 28 Fox Vale Lane, Nashville, Tennessee 37221.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

*Thomas H. Brown, spouse of Geraldine A. Brown, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 13th day of July, 2004.

Geraldine A. Brown

Geraldine A. Brown

Thomas H. Brown

Thomas H. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Geraldine A. Brown and Thomas H. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of July, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $706,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

LAND in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 21 of Fox Hollow Farms, Tract II, Phase 1, located West of State Route 96 at Old Harding Road and being more particularly described as follows:

BEGINNING at a planted stone at the Southeast corner of said Lot, said stone being in the West line of H. O. King's property, of record in Deed Book 72, Page 35, Register's Office for Williamson County, Tennessee; thence, with the North line of said King, South 89° 34' 32" West, 180.63 feet to a point; thence, leaving said King line, North 03° 49' 17" West, 356.54 feet to a point; thence, North 05° 36' 45" West, 608.78 feet to a point; thence, South 81° 44' 38" East, 310.30 feet to a point in the West line of H. O. King; thence, with King's West line, South 02° 41' 56" West, 916.73 feet to the point of BEGINNING, and described on Exhibit "A" of the Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9340, Page 579, Register's Office for Davidson County, and of record in Book 1194, Page 416, Register's Office for Williamson County, Tennessee.