Record 1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/04 10:19 2pgs
Fees:13.00 Taxes:418.10

20040728-0090128

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$113,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of July, 2004

Notary Public
My Commission expires: 1-31-2007
(Affix Seal)

ANDREA M. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eddie Brown	SAME	074-12-0-009.00
16140 Tawney Ridge Lane, #B		
Victorville, CA 92394		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Faye H. Tidwell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eddie Brown**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Rutherford County, Tennessee:

Being Lot No. 758 on the plan of Section 7, Hermitage Hills, of record in Book 3300, pages 62 & 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Faye H. Tidwell, by deed from Donald R. Winsett, on June 11, 2004, of record in Instrument Number 20040615-0070704, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3300, page 62 & 63, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3399, page 466; in Book 3404, Page 165; in Book 3864, Page 441; in Book 4140, Page 232; in Book 4820, Page 611; in Book 4960, Page 506; in Book 4969, Page 667; and in Book 6142, Page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7002 Bonnavent Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 12, 2004.

Faye H. Tidwell
Faye H. Tidwell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Faye H. Tidwell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2004

My commission expires 8/20/01

ANDREW H. MALONE JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public