This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/28/04 14:24 2pgs
Fees:13.00 Taxes:322.83
20040728-0090456

RETURN To:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
1257

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,250.00

Affiant

Subscribed and sworn to before me,
this 20th day of July, 2004.

Notary Public

My Commission Expires: 11/27/04

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Matthew W. Tagle 5510 Country Drive, Unit 78 Nashville, Tennessee 37211	U.S. BANK P.O. Box 7298 Springfield, OH 45501-7298	162-9-A-78

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jason W. Brown and wife, Judy T. Brown**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Matthew W. Tagle, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. 78, on the Hickory Valley Condominiums, Phase II, according to the Master Deed of record in Book 4659, page 32, as clarified in Book 4937, page 429, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Jason W. Brown and wife, Judy T. Brown by deed from Janice Matlock Cash and husband, Homer Cash, of record in Book 9588, page 941, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2004 County property taxes a lien, not yet due and payable.

2. Plan of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 4659, page 32, as amended in Book 4937, page 429, Register's Office for Davidson County. Tennessee.

4. Blanket Access Easement of record in Book 5606, page 663, Register's Office for Davidson County, Tennessee.

This is improved property known as : 5510 Country Dr., Unit 78, Nashville, TN 37211

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of July, 2004.

Jason W. Brown

Judy T. Brown

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason W. Brown and Judy T. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 20th day of July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER III NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY