Davidson County DEEDWARR
Recvd: 08/04/04 09:45 2 pgs
Fees:13.00 Taxes:529.10
20040804-0093274

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18680D

MAP/GROUP/PARCEL:
064-11-O-A/076.00

NEW OWNER'S NAME AND ADDRESS:
Michael V. Brown and Pamela T. Brown
302 Cameron Court South
Hermitage TN. 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Dorothy T. Roberts, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Michael V. Brown and Pamela T. Brown, Husband and Wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 76 ON THE PLAN OF CALEB CHASE OF RECORD IN PLAT BOOK 6250, PAGES 821 AND 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 302 Cameron Court South, Hermitage, Tennessee 37076.

BEING the same property conveyed to Grantor herein by deed of record in Book 11181, Page 397, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

X Dorothy T. Roberts
Dorothy T. Roberts

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dorothy T. Roberts, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of July, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $143,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of July, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE