WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 13:55 2pgs
Fees:13.00 Taxes:317.09

20040805-0094333

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL L. WISCHMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Ann Gibbons (NAME)	First Community Mortgage, Inc. (NAME)	MAP 038
3672 Allessio Road (ADDRESS)	1610 South Church Street (ADDRESS)	PARCEL 172
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John M. L. Brown and Sue Ellen Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Ann Gibbons

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:

LAND in Davidson County, Tennessee, BEING Lot No. 2 of the Subdivision of The John M. L. Brown Property of record in Plat Book 8250, Page 153, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Evelyn L. Brown, by General Warranty Deed from John M.L. Brown, unmarried, of record in Book 8926, page 95, Register's Office for Davidson County, TN The said Evelyn L. Brown having since died a residence of Davidson County, Tennessee, on June 1, 2003, leaving her only heirs-at-law as John M.L. Brown a/k/a John Michael Lowry Brown and Sue Ellen Brown.

John M.L. Brown a/k/a John Michael Lowry Brown executes this Instrument as Attorney-in-Fact on behalf of Sue Ellen Brown pursuant to Special Power of Attorney of record by Instrument No. 20040805-0094331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record; an Easement For Ingress and Egress recorded at Instrument No. 20040805-0094332 said Register's Office.

unimproved ( )
This is improved (X) property, known as 3672 Allessio Road, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 9th day of July, 2004

John M. L. Brown John M. L. Brown
Sue Ellen Brown By: Sue Ellen Brown, by John M. L. Brown
John M. L. Brown, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of JULY, 2004, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **John M. L. Brown a/k/a John Michael Lowry Brown** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Sue Ellen Brown** as her attorney in fact, being authorized to do so, and acknowledged that he executed the same as the free act and deed of the said **Sue Ellen Brown.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9TH, day of JULY, 2004.

Commission Expires: _____

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 22, 2007

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. L. Brown

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, _____, Tennessee, this 9th day of July, 2004.

_____
Notary Public

Commission Expires: _____

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 22, 2007