File #200450391

#1373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,940.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Majors	Owner	Map 75-11-A
(NAME) 1501 Stoner Valley	(NAME)	Parcel 013.00
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **FRANK CAMPBELL BROWN, SR., UNMARRIED, AND MELISSA DAWN BROWN, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY W. MAJORS, AN UNMARRIED MAN,** hereinafter called the GRANTEE, his 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 all of Lot No. 25, on the Plan of First Revision, Phase One, Heritage Meadows, as shown by plat appearing of record in Plat Book 9700, Page 167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Frank Campbell Brown, Sr. and wife, Melissa Dawn Brown by Warranty Deed dated April 15, 1997 of record in Book 10420, Page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 10337, Page 102; By-Laws of record in Book 10337, Page 123; Declaration of Annexation of record in Book 11029, Page 414, Instrument No. 20000313-0025560, Instrument No. 20020624-0075432, and in Instrument No. 20040419-0044083; all matters shown on plat of record in Plat Book 9700, Page 167; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1501 Stoner Valley, Hermitage, TN 37076
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 10/27/04 15:22 2pgs
Fees:13.00 Taxes:754.58
20041027-0129435

Witness our hands this 15th day of October, 2004.

Frank Campbell Brown, Sr.

Frank Campbell Brown, Sr.

Melissa Dawn Brown

Melissa Dawn Brown

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Frank Campbell Brown, Sr. who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Melissa Dawn Brown who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Return to:

~~Mail After Recording To:~~
~~David W. Kious~~
~~Southern Title Services, LLC~~
~~4733 Andrew Jackson Pkwy., Suite 1-C~~
~~Hermitage, TN 37076~~

Advantage Title & Escrow
109 Kenner Ave
Nashville, TN 37205
615-292-2000

#1373