Prepared by T. Jake Wolaver, Attorney at Law
Richardson & Golden, PLLC, P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to Richardson & Golden, PLLC

Davidson County DEEDWARR
Recvd: 11/17/04 12:39 2pgs
Fees:13.00 Taxes:787.73
20041117-0138067

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ryan Brown and wife, Stephanie J. Brown, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and James T. Trone and wife, Misty W. Trone, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, and being Lot No. 924 on the Plan of Brentwood Hall Subdivision, Section IX, of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20020726-0090200, Register's Office of Davidson County, Tennessee.
>
> Map and Parcel 146-16-165.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes; all matters shown on the Plan of record in Plat Book 2331, Page 92, Register's Office of Davidson County, Tennessee; and an easement of record in Book 5889, Page 843, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of November, 2004.

Ryan Brown

Stephanie J. Brown

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Ryan Brown and wife, Stephanie J. Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2004.

My commission expires:
1/06/05

Notary Public

JAKE WOLAVER Notary at Large Public MAURY COUNTY TN

Davidson
STATE OF TENNESSEE - ~~MAURY~~ COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 212,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2004.

My commission expires:
3-26-05

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW PROPERTY OWNERS:

James T. + Misty W. Trone
5217 Trousdale Drive
Brentwood, TN 37220

PERSON(S) RESPONSIBLE FOR TAX

Wells Fargo Bank
P.O. Box 5708
Springfield, OH 45501

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