RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43541

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 14:10 2pgs
Fees:13.00 Taxes:140.60

20041207-0145830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Brown	Community Bank & Trust	8-98
2577 THOMPSON ROAD	501 S. Main Street	
SPRINGFIELD, TN 37172	Ashland City, TN 37015	

FOR AND IN 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, I/WE,

Truman C. Flatt, JOINT

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

Jennifer Brown , unmarried

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 the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Gary R. Cummings, Surveyor, dated February 28, 1967, and more fully described as follows:

Tract No. II: Beginning at an iron pin in the east margin of Whites Creek Pike, point being the southeast corner of said property; thence N 57 degrees 10 ' E 829.5 ft. to an iron pin; thence N 31 degrees 30' W 160 ft. to an iron pin, the northwest corner of said property; thence S 56 degrees 55 ' W 764.5 ft. to an iron pin in the margin of said road; thence the margin of said road in a southerly direction 170.3 ft. to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Truman C. Flatt by Warranty Deed from Lois F. Cook of record in Book 4246, Page 375, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3 Acres - Whites Creek Pike, Whites Creek, TN 37080

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 my/our hand(s) this 2nd day of December, 2004

Truman C. Flatt

Truman C. Flatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Truman C. Flatt, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2004

Notary Public

My Commission Expires: 7/29/2006

