Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

TRACEY TROTHPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $46,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2004.

Notary Public
My commission expires: 1-23-06

15-0411-150050

Address of New Owner:	Send Tax Bills to:	Tax Information
James H. Nevans	Chase Manhattan Mtg	75-08-0-A
140 Brooke Castle Drive	1040 Oliver Rd	039.00CO
Hermitage TN 37076	Monroe, LA 71201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy Dennis, now Wendy Chartrand, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **James H. Nevans and Glenda J. Bramblett, tenants in common with right of survivorship**, hereinafter called the Grantee, his successors 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 Unit No. 140 on the Plan of Brooke Castle Condominiums, of record in Plat Book 6250, Page 627, amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wendy Dennis by deed from Lawrence C. Davis and wife, Ruby M. Davis, dated 04-18-94, of record in Book 9318, Page 351, Register's Office for Davidson County, Tennessee.

Wesley Chartrand, husband of Wendy Chartrand, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 140 Brooke Castle Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/09/04 10:49 2pgs
Fees:13.00 Taxes:170.20
20041209-0146790

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 hand this 02 day of December, 2004.

Wendy Dennis Chartrand

Wesley Chartrand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy Dennis Chartrand and Wesley Chartrand, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 02 day of December, 2004.

Marian S. Young
State of Tennessee at Large

My Commission expires 02/04/07

