File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46036
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/13/04 13:56 2pgs
Fees:13.00 Taxes:1313.50
20041213-0147907

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James P. Brown Patti J. Brown 106 Postwood Place Nashville, Tennessee 37205	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 103-15-0-A-006.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$355,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bunyan S. Howell Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James P. Brown and spouse, Patti J. Brown hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised Postwood of record in Book 5200, Page 104 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bunyan S. Howell, Jr., and wife Lee P. Howell by deed from Nile E. Yearwood and wife, Russell P. Yearwood, dated September 12, 1980, of record in Book 5650, page 746, Register's Office for said County. The said Lee P. Howell has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 104, as amended in Book 5240, page 979, as to the minimum building set back lines, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Subject to Covenants, Conditions and Restrictions contained in instruments of record in Book 5116, page 225, Book 5635, page 706, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, said Register's Office.

This is improved property, known as: 106 Postwood Place, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2004.

Bunyan S. Howell Jr.

State of TENNESSEE

County of DAVIDSON

On this 8th day of December, 2004 , before me the undersigned authority, personally appeared Bunyan S. Howell Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $355,000.00

12/8/04

Affiant

Sworn and subscribed before me this the 8th day of December, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public