File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: _____ Title No: 46001

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/22/04 09:51 2pgs
Fees:13.00 Taxes:669.70
20041222-0152074

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin McAdoo Brewer Jennifer W. Brewer 710 Crown Reserve Drive Birmingham, Alabama 35244	Wells Fargo Bank, N.A. 11301 Carmel Commons Blvd. Suite 309 Charlotte, North Carolina 28226

TAX MAP-PARCEL NUMBERS: 147-09-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$181,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Jackson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin McAdoo Brewer and spouse, Jennifer W. Brewer** 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. 11 on the Plan of Caldwell Country Estates, Section One of record in Book 2663, page 68 and 69, Register's Office for said County.

Said Lot No. 11 fronts 135.4 feet on the broken westerly margin of Briarwood Drive and extends back 256 feet on the northerly line and 340.2 feet on the southerly line to a broken line in the rear, measuring 172.1 feet thereon.

Being the same property conveyed to Raymond A. Jackson and wife, Dorothy Jackson by deed from Billy Faucett Alderson and wife, Frances T. Alderson, dated February 28, 1975 and filed of record on March 6, 1975 in Book 4894, page 207, Register's Office for Davidson County, Tennessee. The said Raymond A. Jackson has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 68 and 69, said Register's Office, which Plan shows a 40 foot minimum building setback line from Briarwood Drive and a 20 foot easement for public utility purposes along the rear line(s); A 2.5 x 20 foot utility anchor easement located on the northeasterly front corner of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5055, page 488, said Register's Office.

This is improved property, known as: 4941 Briarwood Drive, 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 17th day of December, 2004 .

Dorothy L Jackson

Dorothy Jackson

State of TENNESSEE

County of WILLIAMSON

On this 17th day of December, 2004, before me the undersigned authority, personally appeared **Dorothy Jackson** , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $181,000.00

Benjamin McAdoo Brown

Affiant

Sworn and subscribed before me this 17th day of December, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

Notary Public