State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Subscribed and sworn to before me, this 30th day of December, 2004.

Affiant

My Commission Expires: 4-11-08

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/03/05 10:22 2 pgs
Fees:13.00 Taxes:288.60
20050103-0000272

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Bondie Brown		NAME: Bondie Brown	
STREET ADDRESS: 1309 Quail Valley Road		STREET ADDRESS: 1309 Quail Valley Road	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37214		ZIP CODE: 37214	
MAP & PARCEL NO.: 108-08-0-E-025.00CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dion A. Brown, married

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Bondie Brown, unmarried

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being a certain condominium apartment described as follows: Unit No. 25, Lot No. 54 in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as shown by plat of record in Plat Book 5800, Pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Dion A. Brown by Quit Claim Deed from Alexis B. Brown, dated 04/21/98, recorded 04/24/98, in Book 10899, Page 668, Davidson County, Tennessee.

This is improved property known as 1309 Quail Valley Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

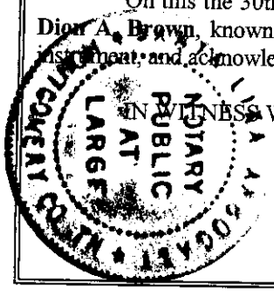
WITNESS my hand this 30th day of December, 2004.

Dion A. Brown

State of Tennessee
County of Davidson } ss

On this the 30th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Dion A. Brown**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Sonya Kika Aucoast
Notary Public
My commission expires 4.11.05

WARRANTY DEED