Davidson County DEEDWARR
Recvd: 01/20/05 10:35 2 pgs
Fees:13.00 Taxes:480.63

20050120-0007321

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. MY COMMISSION EXPIRES 9/17/2005

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2005.

Notary Public
My commission expires: 09/17/05

04-0412-51663

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Isaac P.Brown	Ivanhoe Financial, Inc.	MP#
5170 Hickory Hollow Parkway, # 819	2201 Murfreesboro Road	163-05-0-A-028.00 CO
Antioch TN 37013	Nashville, TN 37217	

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, Michele Kilmer, Unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Isaac P. Brown Unmarried , hereinafter called the Grantees, their 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 all of Lot No. 28, Hickory Hollow Townhomes, Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MICHELLE KILMER, UNMARRIED, by deed of record in Instrument No. 20030307-0030539, said Register's Office.

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 **5170 Hickory Hollow Parkway, # 819, Antioch, TN 37013**

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.

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 19th day of January, 2005.

Michele A. Kilmer

Michele Kilmer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michele Kilmer , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of January, 2005.

Theresa D. Dorsey

Notary Public
State of Tennessee at Large

My Commission expires :

