RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43824

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 12:23 2 pgs
Fees:13.00 Taxes:995.30

20050512-0053716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $269,000.00.

Affiant

Subscribed and sworn to before me this day of May, 2005

Notary Public
My Commission expires: 2-25-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian Brown	**ABN AMRO Mortgage Group, Inc.**	102-14-0-116.00
1205 Alfred Drive	**2600 W. Big Beaver Road**	
Nashville, TN 37205	**Troy, MI 48084**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph P. Agee and wife, Shannon B. Agee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Brown and Kristi Brown, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of The Marchetti Company Property, of record in Book 9700, page 213, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph P. Agee and wife, Shannon B. Agee, by deed from Howard R. Birdwell, a married person, on August 4, 2000, of record in Instrument Number 20000810-0079449, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 9700, page 213, Register's Office Davidson County, Tennessee.

This is improved property known as: **1205 Alfred Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 9, 2005.

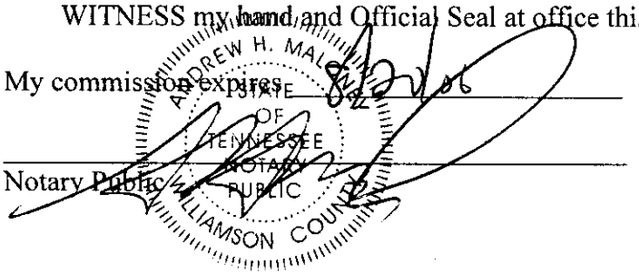
Joseph P. Agee

Shannon B. Agee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph P. Agee and wife, Shannon B. Agee** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2005



My commission expires 8-21-06

Notary Public