RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owners:

Jason D. Brown et ux
1121 Davidson Road
Nashville, TN 37205

Send Tax Bills To:

Franklin American Mtg
501 Corporate Centre Dr
Suite 400
Franklin, TN 37067

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050164

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
115-02.92

The actual consideration or value,

whichever is greater for this

transfer is $235,000.00

Davidson County DEEDWARR
Recvd: 05/17/05 15:03 2 pgs
Fees:13.00 Taxes:869.50
20050517-0055675

Affiant
Subscribed and sworn to before me
on 05/16/05.

Notary Public

My Commission Expires: 5/23/06

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, Mathew B. Herb and wife, Melissa D. Herb, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Jason D. Brown and wife, Stefanie Dean Brown, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot 57 on the Resubdivision of Lots 57 & 58, Crest Meade, Section II, of record in Plat Book 4885, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mathew B. Herb and wife, Melissa D. Herb, by Warranty Deed dated November 29, 1999, of record in Book 11684, page 232, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1121 Davidson Road, Nashville, TN 37205.

Easement for sewer of record in Book 4786, page 457; and, any and all matters as shown on the plan of record in Plat Book 4885, page 123, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/16/05.

Mathew B. Herb

Melissa D. Herb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATHEW B. HERB and MELISSA D. HERB, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006