State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $85,000.00

Amanda Haneline
Affiant

Subscribed and sworn before me this the 21st day of May, 2005.

Notary Public

My Commission Expires: 3-25-06

Jennifer R. Pierce ★ Notary Public At Large ★ Davidson County, Tennessee

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Annette Duncan Brown	**2258 Lebanon Road Unit 6**	**New Owner**
2428 Dundee Lane	**Nashville, TN 37214**	
Nashville, TN 37214		

Map 95-3 Parcel 6

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES PEMBERTON AND BETTY J. PEMBERTON, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ANNETTE DUNCAN BROWN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Unit No. 6 of Magnolia Square Condominiums as of record in Book 5200, page 702, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Pemberton and Betty J. Pemberton, husband and wife, by Quitclaim Deed from Betty J. Pemberton of record in Instrument Number 20041105-0133570, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 5200, page 702, and Master Deed of record in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Magnolia Square Homeowners Association, Inc. of record in Book 6684, page 626, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of Magnolia Square of record in Book 6685, page 253 and amended in Book 8145, page 401; and Book 10320, page 582, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **21st day of May, 2005.**

James Pemberton
James Pemberton

Betty J. Pemberton
Betty J. Pemberton

Davidson County DEEDWARR
Recvd: 05/27/05 14:14 2 pgs
Fees:13.00 Taxes:314.50

20050527-0060292

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **James Pemberton and Betty J. Pemberton** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **21st Day of May , 2005.**

My Commission Expires:

3.25.09

Notary Public

