Davidson County DEEDWARR
Recvd: 05/01/05 09:10 2 pgs
Fees:13.00 Taxes:628.63

20050601-0061422

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

MY COMMISSION EXPIRES: JULY 2, 2003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-2-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Pennington 741 Jessica Taylor Drive Madison, TN 37115	Molton Allen & Williams 10555 Main St. Ste 250 Fairfax, VA 22030	Map 53.13 Parcel 138

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert E. Brown and wife, Marla Brown

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melanie Pennington, Unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 77 ON THE PLAN OF PHASE II, KIMBOLTON, OF RECORD IN BOOK 6900, PAGES 792, 793 AND 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. BROWN AND WIFE, MARLA M. BROWN BY DEED FROM SCOTT A. CHEVALIER AND WIFE, VALERIE L. CHEVALIER, DATED NOVEMBER 6, 1996, AND OF RECORD IN BOOK 10266, PAGE 487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN ROBERT E. BROWN BY QUITCLAIM DEED FROM MARLA M. BROWN, DATED OCTOBER 22, 1999, AND OF RECORD IN BOOK 11726, PAGE 91, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 792-794, Register's Office for Davidson County, Tennessee.
3) Property is subject to Kimbolton-Phase II, Charter of record in Book 7507, Page 67, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7464, Page 969, and Amended in Book 7470, Page 126, Phase 2 Annexation in Book 7799, Page 50, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 7464, Page 969, amended in Book 7470, Page 126, Phase 2 Annexation in Book 7799, Page 50, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 741 Jessica Taylor Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand(s) this 27th day of May, 2005.

Robert E. Brown

Marla Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert E. Brown and wife, Marla Brown, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES:
JULY 2, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076