HOD

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/05 15:41 2 pgs
Fees:13.00 Taxes:406.63

20050606-0064508

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

X Doug Kaatrude
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 9-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Beverly J. Kaatrude	Churchill Mortgage Corp.	Map 096
618 Templewood Dr.	761 Old Hickory Blvd #400	Group 10-0
Nashville, TN 37214	Brentwood, TN 37027	Parcel 292.00

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

Jennifer Brown, f/k/a Jennifer Patterson, and husband, Brodie Brown,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Beverly J. Kaatrude

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. 624 on the Plan of Cloverhill, Section VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Patterson, unmarried, by Warranty Deed dated April 30, 1999, of record in Book 11474, page 911, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 2331, pages 10 and 11, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2334, page 307, and Book 2145, page 262, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 618 Templewood Dr., Nashville, TN 37214

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 my hand this 3rd day of June, 2005.

Jennifer Brown
Jennifer Brown

Brodie Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Brown and husband, Brodie Brown, 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 at Nashville, Tennessee, this 3rd day of June, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.