PLEASE DO NOT PUBLISH

Davidson County DEEDWARR
Recvd: 07/01/05 14:39 2 pgs
Fees:13.00 Taxes:828.43
20050701-0076245

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $223,900.00

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 28th day of June 2005.

Notary Public
My commission expires: 7/21/07

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Kiersten A. Brown	Suntrust mortgage	142-14-0/100.00
737 Myhr Drive	P.O. Box 26149	
Nashville TN 37221	Richmond, VA 23260-6149	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charles M. Dewitt and wife, Carol Dewitt, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kiersten A. Brown, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 303 on the plan of Harpeth Valley Park Section 3 of record in Book 4175 Page 15 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles M. Dewitt and wife, Carol Dewitt, by deed from James E. Ray, Jr. of record in Instrument No., 20007080066618 Register's Office for Davidson County, Tennessee.

20000705-0066618

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Harpeth Valley Park Section 3 of record in Book 4175 Page 15, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 3857 page 858; 3866 page 656; Book 4148 Page 696; Book 4226 page 825; Book 4237 Page 179; Book 4281 Page 867; Book 5051 page 92; Book 5197 page 123; Book 5228 Page 718, Register's Office for Davidson County, Tennessee

This property is improved property known as 737 Myhr Drive, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of June, 2005.

Charles M. Dewitt

Carol Dewitt

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 Charles M. Dewitt and Carol Dewitt, 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 at Brentwood, Tennessee, this 28th day of June, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04919

Amy Cross Nance
State of Tennessee Notary Public
Williamson County