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Davidson County DEEDWARR
Recvd: 08/08/05 14:59 2 pgs
Fees:13.00 Taxes:582.75

20050808-0093578

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 7/24/09

02-0507-44131

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrea M. Cunningham	First Horizon Home Loans	83-12-0-127
900 Potter Lane	P.O. Box 146	
Nashville TN 37206	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel A. Brown and wife, Ayanna Fitima Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrea M. Cunningham, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 147, on the Plan of Roxwood Heights, Section V, of record in Book 2331, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel A. Brown and wife, Ayanna Fitima Brown by deed from James T. Hiatt and wife, Judy K. Hiatt, dated September 18, 2000, of record in Instrument No. 20000920-0093742, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 900 Potter Lane, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2005.

Samuel A. Brown

Ayanna Fitima Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel A. Brown and Ayanna Fitima Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/24/05

NOTARY PUBLIC AT LARGE