STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of August, 2005.

Notary Public

My Commission Expires: 5·23·09

MELISSA A. CAPLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/09/05 09:26 2 pgs
Fees:13.00 Taxes:323.75
20050809-0093951

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roger B. Brown
1214 Westridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

173-01-0-203.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Patricia Cliett Mitchell Revocable Living Trust established 10/07/99, Patricia C. Mitchell, Trustee hereinafter referred to as Grantors, hereby transfers and conveys to Roger B. Brown, an unmarried man hereinafter referred to as 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. 3-A, Zone Lot Division, Section 3, L 3-A Dreamland Estates Southeast, as shown by plat of record in Plat Book 6250, Page 282, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Patricia Cliett Mitchell Revocable Living Trust established 10/07/99 by deed from Harold D. Mitchell and wife, Patricia C. Mitchell of record in Instrument No. 20000125-0008097, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 6250, Page 282, Register's Office of said County.

[redacted]1075

Restrictive Covenants of record in Deed Book 6376, Page 121, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1214 Westridge Court, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 4th day of August, 2005.

The Patricia Cliett Mitchell Revocable Living Trust

By: Patricia C. Mitchell Trustee
Patricia C. Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia C. Mitchell, Trustee of The Patricia Cliett Mitchell Revocable Living Trust, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Patricia Cliett Mitchell Revocable Living Trust the within named bargainer and that, she as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal this 4th day of August, 2005.

Notary Public

My Commission Expires: 11-12-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY