BOX 50-B

This Instrument Prepared By: ~~PREPARED BY:~~
R. Francene Kavin
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 09/07/05 15:04 2 pgs
Fees:13.00 Taxes:1254.30
20050907-0107746

ADDRESS NEW OWNER:
Benita L. Lynch
603 Copperfield Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Countrywide Home Loans
3011 Armory Dr.
Nashville, TN 37204

MORTGAGEE:
Countrywide Home Loans
3011 Armory Dr.
Nashville, TN 37204

MAP	**172-1**
GROUP	**A**
PARCEL	**137**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William J. Brown and wife, Carrie P. Brown,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Benita L. Lynch, an unmarried woman,** hereinafter called the "GRANTEE", her heirs 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. 137 on the Plan of Copperfield, Revised, as shown on the plat of record in Plat Book 6900, page 145, revised in Book 6900, page 555, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William J. Brown and wife, Carrie P. Brown by deed from William W. Traylor, married of record in Instrument no. 20020206-0016409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **603 Copperfield Court, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hands this the **24th** day of **August, 2005.**

William J. Brown

Carrie P. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William J. Brown and wife, Carrie P. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of August, 2005.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $339,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day
of August, 2005.

Janice H. Collins
NOTARY PUBLIC

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06