REALTY TITLE IS
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0508-150470

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $368,400.00

Affiant

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

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Timothy C. Browne 1904 Myleen Place Old Hickory TN 37138	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	064-03-0-A-094.00CO

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, **Robert L. Walsh and wife, Claudette H. Walsh**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy C. Browne and wife, Stephanie Browne**, 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. 169, on the Plan of Phase Eleven, Section One, Brandywine Pointe, a P.U.D., of record in Book 9700, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Walsh and wife, Claudette H. Walsh by deed from Kelly E. Jordan and wife, Mary L. Jordan, dated July 2, 2001, of record in Instrument No. 20010719-0076622, Register's Office for Davidson County, Tennessee.

This conveyance is 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 1904 Myleen Place, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 10/03/05 12:44 2 pgs
Fees:13.00 Taxes:1363.08
20051003-0118478

WITNESS my hand this 29 day of September, 2005.

Robert L. Walsh

Robert L. Walsh

Claudette H. Walsh

Claudette H. Walsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L. Walsh and Claudette H. Walsh, 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 Hermitage, TN, this 29 day of September, 2005.

Robbin Teasley

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

