WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,000.00

Deborah Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2005

Kathy Snider
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clara D. Brown	ABN AMRO Mortgage Group, Inc.	Map 117
713 Lynnbrook Rd.	2600 W. Big Beaver Road	Group 5
Nashville, TN 37215	Troy, MI 48084	Parcel 4

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Benjamin Joseph Middendorf and wife, Rosemary Middendorf

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Clara D. Brown
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the City of Nashville, in the County of Davidson, State of Tennessee, being the South 60 feet of Lot No. 3 and the North 20 feet front and 14 feet rear of Lot No. 4 of Block "J" on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, said Register's Office.

Said parts of said Lots adjoin and front together 80 feet on the westerly side of Lynbrook Road, formerly Stokes Avenue, and run back between lines 221 feet 3 inches to the easterly margin of an alley, on which they measure 74 feet.

Being the same property conveyed to Margaret Randolph Cate and Wirt A. Cate by deed of record in Book 5885, Page 734, Register's Office for Davidson County, Tennessee. The said Wirt A. Cate having predeceased Margaret Randolph Cate. The said Margaret Randolph Cate died and devised the property by Will to Benjamin Joseph Middendorf. See will of record in File No. 01P-154 in Probate Court of Davidson County, Tennessee and recorded in Instrument 20020404-0040988, said Register's Office.

The said Rosemary Middendorf joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 85, said Register's Office

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 713 Lynnbrook Rd., Nashville, TN 37215

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hands this 14th day of October, 2005.

Benjamin Joseph Middendorf
Benjamin Joseph Middendorf

Rosemary Middendorf
Rosemary Middendorf

Davidson County DEEDWARR
Recvd: 10/17/05 09:57 2 pgs
Fees:13.00 Taxes:1476.30

20051017-0124679

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Joseph Middendorf and Rosemary Middendorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of October, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.