BOX 13
10490

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

Subscribed and sworn to before me, this 30th day of September, 2005.

Notary Public:

My Commission Expires: 7-25-09

WARRANTY DEED

Name and Address of New Owner:
Hector Rivera Mariana Rivera
1508 Brass Oak Trace
Antioch, TN 37013

Send Tax Bills To:
First Franklin, A Division of National City Bank of Indiana
150 Allegheny Center Mall
Pittsburgh, PA 15212

Map/Parcel Number:
149-10-85

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Ewell Browning, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hector Rivera and wife, Mariana Rivera**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot 64 on the Plan of Hunter's Run, Section Two, of record in Plat Book 9700, Page 399, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert Ewell Browning, unmarried by Warranty Deed from Jerry Butler Builders, LLC, dated April 29, 1999, recorded April 30, 1999, of record in Book 11456, Page 467, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 9700, Page 399, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Book 9836, Page 624, Register's Office for Davidson County, Tennessee..

Restrictive Covenants of record in Record Book 10482, Page 793, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1508 Brass Oak Trace, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 10/25/05 14:58 2 pgs
Fees:13.00 Taxes:517.63

20051025-0128874

Witness my/our hand(s) this the 30th day of September, 2005.

Robert Ewell Browning

Robert Ewell Browning

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 30th day of September, 2005.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075