This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,300.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2005.

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 11/23/05 10:07 2 pgs
Fees:13.00 Taxes:545.01

20051123-0141602

Address New Owner
Rhonda Brown
1420 Hunters Branch Road
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map-Parcel
172-8-A 83

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dolores Parker, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rhonda Brown,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Two-B Hunters Branch, of record in Book 6900, Pages 336-337, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Dolores Parker, unmarried, by deed from David C. Skelton and wife, Angela M. Skelton, of record in Instrument No. 20001006-0099427, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

- Restrictive covenants of record in Book 6601, Page 7, said Register's Office.
- By-Laws of record in Book 6632, Page 429, said Register's Office.
- Charter of Hunter's Branch Homeowner's Association of record in Book 6632, Page 424, amended in Book 8923, Page 318, said Register's Office.

This is improved property known as: 1420 Hunters Branch Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of November, 2005.

Dolores Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Dolores Parker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 18th day of November, 2005.

Notary Public

My Commission Expires: _____