THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 12/02/05 11:28 2 pgs
Fees:13.00 Taxes:354.44
20051202-0145063

Name and Address of New Owners:

David Brown and Aimee Broussard
914 Bailey Street
Nashville, Tennessee 37206

Persons Responsible for Taxes:

Same

Map/Parcel Number: 83-1/211

WARRANTY DEED

For and in consideration of the sum of **Ninety Five Thousand Seven Hundred Ninety Four ($95,794.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, We, **Stephen R. Guy and wife Rita D. Guy**, the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **David C. Brown**, unmarried, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land described as follows:

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of J. G. Grissim's Grand Avenue Addition, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen R. Guy, a married person, by deed from Chase Manhattan Mortgage Corporation, Instrument No. 20030227-0026099, Register's Office of Davidson County, Tennessee.

Rita D. Guy Joins in this conveyance for the express purpose of conveying any and all interest she may have in the above described property.

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, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 my hand this the 23rd day of November, 2005.

GRANTORS:

Stephen R. Guy

Rita D. Guy

KEVIN HEFFELMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 23RD day of November, 2005, before me, **M. Kevin Heffelman**, a Notary Public, of the state and county aforementioned, personally appeared **Stephen R. Guy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: 7/29/2006

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 23rd day of November, 2005, before me, **M. Kevin Heffelman**, a Notary Public, of the state and county aforementioned, personally appeared **Rita D. Guy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: 7/29/2006

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$95,794.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 23rd day of November, 2005 before me, Eileen Strange, a Notary Public, of the state and county aforementioned, personally appeared David C. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC
My Commission Expires: 11/6/06

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006