THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24761-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. MACK A Brown Affiant Subscribed and sworn to before me this 1st day of December, 2005. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Mark A. Brown Lise C. Brown 759 Rhonda Lane Nashville, TN 37205	**Send Tax Bills To:** Bank of America P.O. Box 1675 Coraopolis, PA 15108-6903	**Tax Information:** Map No.115.01-0 Parcel No. 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth G. Singley, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A. Brown and wife, Lise C. Brown** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 759 Rhonda Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2005.

Ruth G. Singley

Ruth G. Singley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ruth G. Singley**, 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 office, this 1st day of December, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/06/05 13:53 2 pgs
Fees:13.00 Taxes:954.60

20051206-0146809

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Addition to West Meade Hills, as of record in Book 3600, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lloyd E. Singley and wife, Ruth G. Singley by deed dated June 28, 1973 from Edwin C. Yost and wife, Ruth T. Yost of record in Book 4723, page 818, Register's Office for Davidson County, Tennessee. The said Lloyd E. Singley having since died.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 3600, page 18, Register's Office for Davidson County, Tennessee.