Davidson County DEEDWARR
Recvd: 12/21/05 12:40 2 pgs
Fees:13.00 Taxes:325.23

20051221-0152943

STATE OF KENTUCKY
COUNTY OF JEFFERSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00.

Kara L. Smith, Agent
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of November, 2005.

Robin T. Anthony
Notary Public

My Commission Expires: Nov. 9, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
George Brown
8 Hickory Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162-16-0-A-068.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James B. Templeton, and spouse, Carolyn R. Templeton hereinafter referred to as Grantors, hereby transfers and conveys to George Brown and wife, Traci Brown hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8, Building No. 15 on the plan of Section One Phase One Mill Creek Club, of record in Book 5050, page 103, Register's Office for said County and to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James B. Templeton and spouse, Carolyn R. Templeton, by warranty deed from Greg W. Roberson, a single person, of record in Book 9636, page 366, Register's Office for Davidson County, Tennessee, dated April 3, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5050, Page 103, Register's Office of said County.

Master Deed and By-Laws of record in Book 4887, page 961, said Register's Office. Amended in Book 5000, Page 607, book 5101, Page 809 and Book 6396, Page 504.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8 Hickory Court, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 1st day of November, 2005.

James B. Templeton by Constance O. Harvey, Attorney-in-Fact

Carolyn R. Templeton by Constance O. Harvey, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Constance O. Harvey, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of James B. Templeton and Carolyn R. Templeton for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for James B. Templeton and Carolyn R. Templeton, and is authorized by James B. Templeton and Carolyn R. Templeton to execute this instrument on their behalf.

Witness my hand and official seal this 1st day of November, 2005.

Notary Public

My Commission Expires: 10/10/07

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY:

RUSSELL D. FORD, Attorney
MATTINGLY-FORD, P.S.C.
101 Bullitt Lane, Suite 202
Louisville, KY 40222
(502)515-0015

Dennis Mattingly

[redacted]08)06