39-B

Davidson County DEEDWARR
Recvd: 01/04/06 14:57 2 pgs
Fees:13.00 Taxes:1739.00
20060104-0001218

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Mark A. Brusseau **Affiant** Subscribed and sworn to before me, this 28th day of December, 2005. Sandra W. Lee Ironside Notary Public My Commission Expires: 4-4-08

SANDRA W. LEE IRONSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Mark Brusseau and wife,
Vanessa Brusseau
1408 Shannon Place
Old Hickory, TN 37138

Send Tax Bills To:
Bank of America
9000 Southside
Bldg 700
Jacksonville, FL 32256

Map-Parcel Number:
Map 064-03-B 133.00CO
Field Book 4D 95012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA A. KAELIN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK BRUSSEAU AND WIFE, VANESSA BRUSSEAU**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Final Plat of Brandywine Pointe, Phase Nine (a planned unit development) as of record in Book 9700, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Kaelin, Jr. and wife, Patricia A. Kaelin by deed from Mitchell D. Simpson and wife, Carol Simpson, of record in Instrument No. 20010524-0054250, Register's Office for Davidson County, Tennessee. Charles R. Kaelin, Jr. and Patricia A. Kaelin having since divorced, and Charles R. Kaelin, Jr. quitclaimed all of his right, title and interest in and to the subject property to Patricia A. Kaelin by deed of record in Instrument No. 20020911-0110962, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 10119, page 188, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 9700, page 184, Register's Office for said County.

This is improved property known as 1408 Shannon Place, Old Hickory, TN 37138.

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 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of December, 2005.

Patricia A. Kaelin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA A. KAELIN, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2005.

Notary Public

My Commission Expires: 5-24-2008

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.