Realty Title
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/01/06 09:40 3 pgs
Fees:18.00 Taxes:647.50
20060201-0012316

This instrument prepared by:
Fidelity Residential Solutions
136 Longwater Drive
Norwell, MA 02061
463745 483534
Kayla Hussey

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:* Ark-La-Tex Financial Services	*MAP PARCEL NUMBERS*
(NAME) Malcolm Brown	*(NAME)* 16000 Dallas Pkwy Suite 800	Map 98-05-A
(STREET ADDRESS OR ROUTE NUMBER) 604 Hallbrook Ct	*(STREET ADDRESS)* ~~604 Hallbrook Ct~~	Parcel 42.00 CO
(CITY) *(STATE)* *(ZIP)* Hermitage TN 37076	*(CITY)* *(STATE)* *(ZIP)* ~~Hermitage TN 37076~~ Dallas, TX 75248-6620	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Susan D. Chaplin and Jamie D. Chaplin, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Malcolm Brown and wife, Bianca Brown

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 175,000.00

Affiant [signature]

Subscribed and sworn to before me this the 27 *day of* January, 2006

Notary Public [signature]

My commission expires: 11-27-2006
(Affix Seal)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

This is unimproved ( ), known as 604 Hallbrook Court, Hermitage, TN 37076

improved ~~N~~

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 12th *day of* November, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Susan D. Chaplin

Jamie D. Chaplin

STATE OF
COUNTY OF

Personally appeared before me, J Brittney Baird, *a Notary Public in and for said County and State, Susan D. Chaplin, the within named bargainor* married *(fill in marital status), 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 12th *day of* November, 2005.

J Brittney Baird
Notary Public
My Commission Expires: My Commission Expires September 20, 2008

(This area for official notarial seal)

J. BRITTNEY BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, J Brittney Baird, *a Notary Public in and for said County and State, Jamie D. Chaplin, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 12th *day of* November, 2005.

J Brittney Baird
Notary Public
My Commission Expires: My Commission Expires September 20, 2008

(This area for official notarial seal)

J. BRITTNEY BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hampton Hall, Section 1, of record in Plat Book 9700, Pages 290 and 291, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamie D. Chaplin and wife, Susan D. Chaplin by deed from Joseph W. Agnatta and wife, D'Anna R. Malone-Agnatta of record in Instrument 200306160082660, said Register's Office.