Davidson County DEEDWARR
Recvd: 02/22/06 10:09 2 pgs
Fees:13.00 Taxes:862.10

20060222-0020509

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Affiant

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN

Subscribed and sworn to before me, this 21 day of February, 2006.

Notary Public
My commission expires: 02/24/08

06-0601-72130

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Frederick Layne Brown | First American Tax Service | 86-04-0-B-093 |
| 4965 Tulip Grove Lane | 8435 Stemmons Freeway | |
| Hermitage TN | Dallas, TX 75247-3907 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Sue Futrell, aka Barbara Futrell Said a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frederick L. Brown a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Sue Futrell, unmarried by deed from Frank Batson Homes, Inc., dated 8-12-98, of record in Book 11064, Page 976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**Jason Andrew Said joins in the execution of this instrument for the purposes of conveying his marital interests if any in the subject property.**

Frederick L. Brown is aka, Frederick Layne Brown

This property is improved property known as 4965 Tulip Grove Lane, Hermitage, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21 day of February, 2006.

Barbara Sue Futrell aka
Barbara Futrell Said

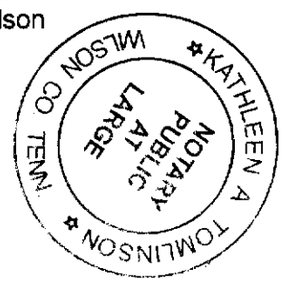
Jason Andrew Said

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Sue Futrell aka Barbara Futrell Said and Jason Andrew Said, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of February, 2006.

Kathleen Tomlinson
Wilson




My Commission expires 02/24/08