Record & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of February, 2006.

Notary Public

My Commission Expires: 3-11-07

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/06/06 15:39 2 pgs
Fees:13.00 Taxes:1193.25
20060306-0025861

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin P. Browne and Janice Ann Browne, husband and wife,

4104 Creek Trail Drive
Whites Creek, Tennessee 37189

SEND TAX BILLS TO:
~~NEW OWNER~~
AmSouth Bank
2050 PaRKWAY OFFICE CIRCLE
BIRMINHAM,AL 35244

MAP-PARCEL NUMBERS:

41-2-29

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, William T. Menees and wife, Amy Oldham hereinafter referred to as Grantors, hereby transfers and conveys to Benjamin P. Browne and Janice Ann Browne, husband and wife, , 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:

BEING Lot No. 5 on the Plan of Creek Trail Subdivision, of record in Plat Book 7900, Pages 261-262, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William T. Menees, and Wife, Amy Oldham by Warranty deed from Khushru H. Frenchman and wife, Rita K. Frenchman of record in Instrument No. 20010307-0021678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Pages 261-262, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7762, Page 422, Register's Office of said County.

Easement as shown of record in Instrument No. 20010220-0015424, Register's Office for said County.

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.

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 4104 Creek Trail Drive, Whites Creek, TN 37189.

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 22nd day of February, 2006.

William T. Menees

Amy Oldham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William T. Menees and Amy Oldham, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of February, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008