Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006.

Notary Public
My commission expires: ~~09/21/09~~ 9-22-07

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

04-0601-52513

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Stein 5841 Woodlands Avenue Nashville TN 37211	CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368-2240	172-03-0-B-086

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, Dale Jennings Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Stein and Deanna Scheffel, both unmarried as tenants in common with a right of survivorship, 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. 86, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale J. Brown and Jessie L. Brown, husband and wife by deed from Richter Dial Builders, Inc., a Tennessee Corporation, dated 8-02-93, of record in Book 9052, Page 29, Register's Office for Davidson County, Tennessee. Dale Jennings Brown and Jessie Lynn Brown were divorced by Final Decree of the Second Circuit Court for Davidson County, Tennessee, Docket No. 01D-1793. Jessie Lynn Brown conveyed her interest in subject property to Dale Jennings Brown by Quitclaim Deed of record in Instrument No. 20050912-0109542, said Register's Office.

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.

This property is improved property known as 5841 Woodlands Avenue, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 03/08/06 09:44 2 pgs
Fees:13.00 Taxes:804.75

20060308-0026755

WITNESS my hand this 3rd day of March 2006.

Dale Jennings Brown

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dale Jennings Brown, 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 Smyrna, TN, this 3rd day of March 2006.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/21/09

