WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 03/15/06 12:59 2 pgs
Fees:13.00 Taxes:610.13
20060315-0029868

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Angela M. Brown	American Home Mortgage	Map 073
2440 Vale Lane	7142 Columbia Gateway Drive	Group 16
Nashville, TN 37214	Columbia, MD 21046	Parcel 027

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert G. Graves and wife, Margaret Graves

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Angela M. Brown and Lesha D. Hickman, both unmarried , as joint tenants with right of survivorship
hereinafter called the 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. 143 on the Revised Plan of Section I, Sunset View of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, as revised by surveyor's certificate, of record in Book 2706, Page 333, said Register's Office.

Said Lot fronts 105 feet on the northeasterly side of Vale Lane and runs back 236.5 feet on the northwesterly line and 206.9 feet on the southeasterly line to a dead line in the rear on which it measures 170 feet. Said dead line is a broken line.

Being the same property conveyed to Robert G. Graves and wife, Margaret Graves by deed from Margaret C. Holley, of record in Book 2994, Page 49, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2492, Page 307 and Book 2492, Page 631, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Pages 27 and 28, said Register's Office; (3) Utility Easements of record in Book 2706, Page 333, said Register's Office.

Power of Attorney of record in Instrument 20060315.0029867 said Register's Office.

Margaret Graves and Margaret R. Graves being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2440 Vale Lane, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

FILE BOX 45

Witness our hands this 10th day of March, 2006.

Robert G. Graves
By: Rebecca Bogle, Atty-in-fact
Robert G. Graves
By: Rebecca Bogle, Attorney-in-Fact

Margaret Graves
By: Rebecca Bogle, Atty-in-fact
Margaret Graves
By: Rebecca Bogle, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rebecca Bogle, 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 on behalf of Robert G. Graves and Margaret Graves a/ka Margaret R. Graves as their Attorney in Fact as the free act and deed of the within named Robert G. Graves and Margaret Graves a/k/a Margaret R. Graves.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.