This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Steven Brown
136 Bonnabrook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/17/06 10:07 2 pgs
Fees:13.00 Taxes:518.00
20060317-0030918

Map # 75.13-0-0117.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Rust Reece formally known as Stephanie Rust** hereinafter called the **Grantors**, does hereby convey unto Steven Brown, single hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in the County of Davidson State of Tennessee, to-wit:

Being Lot No. 296 on the Plan of Hermitage Hills, Section 4, or record in Book 2900, page 136, Register's Office for Davidson County, Tennessee as follows: Said Lot No. 296 Fronts 73.75 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149.8 feet on the northwesterly side and 151.7 feet on the southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed to Stephanie Rust on April 26, 2005 by Warranty Deed of record in Instrument 20050503-0048954 said Register's office.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 136 Bonnabrook Drive Hermitage, TN 37076

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10th day of March, 2006.

Stephanie Rust Reece

Stephanie Rust Reece formally known as Stephanie Rust

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust Reece formally known as Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10th day of March 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY H. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 46,000.00.

Affiant

Sworn and subscribed before me on 3/10/2006.

Notary Public

KIMBERLY H. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission Expires: 6/22/2008.