(1)

WARRANTY DEED

57.13 / 57.51 / 38.79

Davidson County DEEDWARR
Recvd: 03/24/06 11:11 2 pgs
Fees:13.00 Taxes:574.98

20060324-0033833

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,400.00.**

Jeanne Hagan
Affiant

Subscribed and sworn to before me this 17 day of March, 2006

Tabatha Edwards
Notary Public
My Commission expires: 11-24-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Antonio Sellers	New owner	033-04-0-B-012.00
209 Dry Creek Pointe Court		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dion Anthony Brown, Sr., and Latisha R. Brown**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Antonio D. Sellers and wife, Tamala W. Sellers**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Dry Creek Pointe, Section One, of record in Plat Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dion Anthony Brown, Sr., married, by deed from Sandra L. Turner, a single woman, on December 30, 1899, of record in Instrument Number 20000925-0094787, Register's Office for Davidson County, Tennessee. Latisha R. Brown joins in this conveyance to convey any interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 033-04-0-B-012.00CO.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 737, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9863, page 153, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9863, page 160; and Instrument Number 20000718-0070540, Register's Office for Davidson County, Tennessee.

This is improved property known as: **209 Dry Creek Pointe Court, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 17, 2006.

Dion Anthony Brown Sr.

Latisha Brown

Latisha R. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dion Anthony Brown and Latisha R. Brown,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY