Davidson County DEEDWARR
Recvd: 05/04/06 10:09 2 pgs
Fees:13.00 Taxes:677.10
20060504-0051843

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $183,000.00**

**Affiant**

**Subscribed and sworn to before me, this 28th day of April, 2006.**

**Notary Public**
**My commission expires:** 9/20/08

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**03-0603-33520**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Stephen Luke Brown<br>429 Kinhawk Court<br>Nashville TN 37211 | Same As New Owner | 178-08-0-057 |

## 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, Barbara E. Fox, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Luke Brown and wife, Kara Leann Brown, 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. 26, on the Plan of Section 2, Forest Acres Estates (erroneously referenced in prior deed as 'Forrest Acres Subdivision'), of record in Book 4175, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John E. Fox and wife, Barbara E. Fox by deed from Willie K. Davis, Trustee, dated April 26, 1973, of record in Book 4702, Page 789, Register's Office for Davidson County, Tennessee. John E. Fox having since died.
>
> 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 429 Kinhawk Court, 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.

WITNESS my hand this 28th day of April, 2006.

Barbara E. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara E. Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of April, 2006.

Diane K. Mann
State of Tennessee at Large




My Commission expires 02/22/09