This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 074-12-0
PARCEL: 171.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
James Warren Spears, Jr.
218 Jacksonian Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/05/06 15:51 2 pgs
Fees:13.00 Taxes:457.32
20060505-0052842

WARRANTY DEED

THIS INDENTURE, made this 1st day of May, 2006 between

Robert Aaron Brown and Suzanne Brown

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

James Warren Spears, Jr., an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 175 on the Plan of Hermitage Hills, Section 2, Revised of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a 10 foot public utilities easement and a 45 foot minimum building setback line of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

This being the same property conveyed to Robert Aaron Brown and Suzanne Brown by Warranty Deed dated 9/12/2005 from Catherine Martin Sullivan of record in Instrument Number 20050914-0110630, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert Aaron Brown **Suzanne Brown**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Aaron Brown and Suzanne Brown the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of May, 2006.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $123,600.00.

Affiant

Sworn to and subscribed before me, this 15 day of May, 2006.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY