RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/15/06 13:47 2 pg:
Fees:13.00 Taxes:305.25

20060615-0071524

WARRANTY DEED

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 82,500.00

Martha Conger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of May, 2006

Karen Russell
Notary Public

MY COMMISSION EXPIRES: 9/26/09

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. House **517 Forrest Park Rd.** **Madison, TN 37115**	New Owner	**52-1-144.00**

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,

Timothy Morris Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. House and Larry Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 517 Forest Park Rd, Davidson County, Madison, TN 37115 AND:

Land in Davidson County, Tennessee, being the north part of Lot No. 9 on the Plan of Forest Park Acreage Tracts at Madison, as of record in Book 843, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Forest Park Road at the common corner of Lots No. 8 & 9; thence South 86' east 381 1/2 feet to a point; thence South 53-3/4' west 100 feet to a point; thence North 86' west 311 feet, more or less, to a point in the easterly margin of Forest Park Rd, which point is 502 feet north of the northwest corner of Neeley's Bend Rd. and Forest Park Rd; thence northerly with the easterly margin of Forest Park Rd. 65 feet to the point of beginning.

Being the same property conveyed to Timothy Morris Brown on 03/29/96, by deed from Linda Hall and Cathey Hall Mathis, and filed for record on 04/22/96, in Book 10022, page 623, said Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **517 Forrest Park Rd., Madison, TN 37115**

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.**

Witness our hands this 31st day of May, 2006.

Timothy Morris Brown
Timothy Morris Brown

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 **Timothy Morris Brown** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 31st day of May, 2006.

Commission Expires: NOTARY PUBLIC AT LARGE Pamela R. Matheney My Commission Expires October 30, 2008

Pamela R. Matheney
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this _____ day of May, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of May, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this _____ day of May, 2006.

My commission expires:_____ _____
Notary Public