Davidson County DEEDWARR
Recvd: 06/20/06 10:03 2 pgs
Fees:13.00 Taxes:804.75

20060620-0073320

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Jessa Green
Affiant

Subscribed and sworn to before me, this 13th day of June, 2006.

Jessica Talbott
Notary Public
My commission expires:

05-0606-62926

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald P. Brown 2608 Crestwood Nashville TN 37214	Same	85-13-0-023

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, **Jared Hincy, married, and Margaret Hincy, married, (erroneously referred in prior deed of record as husband and wife)** to hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald P. Brown and wife, Deanna S. 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. 16, on the Plan of Cliffdale Subdivision, of record in Book 974, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Hincy and wife, Margaret Hincy by deed from Jerry Garrett and wife, Sharron Garrett, dated January 28, 2003, of record in Instrument No. 20030203-0014286, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of the grantors, nor the grantor's spouses.

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 2608 Crestwood, Nashville, TN 37214

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 13th day of June, 2006.

Jared Hincy

Margaret Hincy

By Margaret Hincy Attorney in Fact
Margaret Hincy, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 13th day ~~of June~~, 2006.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Margaret Hincy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Jared Hincy and that he/she is authorized by Jared Hincy to execute this instrument on his/her behalf.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 13th day of June, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010