RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

This instrument is being executed pursuant to Power of Attorneys of record in Instrument Number 2006062000073766 and Instrument Number 20060620-0073767 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
THE ACTUAL CONSIDERATION OR VALUE,
COUNTY OF Davidson
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$134,000.00 ~~$147.18~~

Rachel L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2006.

Kevin Steinke
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-18-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 06/20/06 15:24 2 pgs
Fees:13.00 Taxes:495.80

20060620-0073768

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K.S. Juanita Yoshie Lewis 5944 South New Hope Rd. Hermitage, TN 37076	Mortgage Lenders Network PO Box 5060 Troy MI 48007-5060	Map 98 Parcel 9

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,

Andy Brown and wife, Shannon Brown by and through Alicia F. Lange Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Juanita Yoshie Lewis, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING A TRACT OF LAND ON THE WESTERLY MARGIN OF SOUTH NEW HOPE ROAD WHICH IS DESCRIBED ACCORDING TO A DEED OF RECORD IN BOOK 9110, PAGE 361, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION MADE BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. DATED SEPTEMBER 19, 1997, LICENSE NO. 1673 AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SOUTH NEW HOPE ROAD; SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF THE CENTERLINE OF A T.V.A EASEMENT; THENCE LEAVING SAID POINT AND THE WESTERLY MARGIN OF SAID ROAD; SOUTH 70 DEGREES, 00 MIN., 20 SECONDS WEST, 191.11 FEET TO A POINT; THENCE NORTH 19 DEGREES, 17 MIN., 29 SECONDS WEST, 192.25 FEET TO A POINT; THENCE NORTH 84 DEGREES, 14 MIN., 36 SECONDS EAST, 187.38 FEET TO A POINT IN THE WESTERLY MARGIN OF SOUTH NEW HOPE ROAD; THENCE WITH SAID MARGIN WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1118.84 FEET AND A Length OF 146.43 FEET TO THE POINT OF BEGINNING.

ALSO CONVEYED HEREIN IS THE FOLLOWING 10' EASEMENT:

SAID EASEMENT IS GIVEN FOR THE SOLE PURPOSE OF THE INSTALLATION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LINE, SAID EASEMENT BEING TEN (10) FEET IN WIDTH AND THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID CENTERLINE BEGINS AT A POINT ON THE EASTERLY MARGIN OF PORT ANADARKO TRAIL, SAID POINT BEING 167 FEET 8 INCHES FROM THE SOUTHWEST CORNER OF LOT NO. 214-A ON THE RE-SUBDIVISION OF LAKE PARK, SECTION 4, AS OF RECORD IN BOOK 5190, PAGE 15, SAID REGISTER'S OFFICE; AND RUNS PARALLEL WITH THE NORTHERLY MARGIN OF SAID LOT A DISTANCE OF 87 FEET; THEN SAID CENTERLINE RUNS AT AN ANGLE FROM SAID POINT IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE EASTERLY LINE OF SAID LOT WHICH POINT IS 71 FEET FROM THE NORTHEAST CORNER OF LOT NO. 214-A ON THE RE-SUBDIVISION OF LAKE PARK, SECTION 4, AS OF RECORD IN BOOK 5190, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANDY BROWN AND SHANNON BROWN BY DEED FROM JOHN R. COX AND JOAN R. HERNDON COX, DATED NOVEMBER 12, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011120-0127326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9110, Page 361, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for transmission lines/towers to USA TVA disclosed in Book 5519, Page 340, said Register's Office.
4) Property is subject to easement for water and gas lines as disclosed in deed in Book 6710, Page 610, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5944 South New Hope Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 15th day of June, 2006.

Andy Brown by Alicia F. Lange
Andy Brown by Alicia F. Lange Attorney-in-Fact
Atty-in-Fact

Shannon Brown by Alicia F. Lange
Shannon Brown by Alicia F. Lange Attorney-in-Fact
Atty-in-Fact

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 Alicia F. Lange, Attorney-in-Fact for Andy Brown and wife, Shannon Brown, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Andy Brown and wife, Shannon Brown for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2006

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

~~PLEASE RETURN~~ TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076