318 Lee Court

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1288

Davidson County DEEDWARR
Recvd: 06/30/06 15:58 2 pgs
Fees:13.00 Taxes:1276.50

20060630-0078781

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian R. Browder and wife, J. Caroline Browder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee general partnership**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of West Meade Farms, Inc., Section "C", as of record in Book 1835, Page 44, Register's Office for said County.

Said Lot No. 59 fronts 170.5 feet on the northerly side of Bresslyn Road and runs back 300 feet on the easterly line and 238.4 feet on the westerly line, to a dead line in the rear, measuring 146.4 feet thereon.

Being the same property conveyed to Brian R. Browder and wife, J. Caroline Browder by Warranty Deed from Tara E. Cavazos and husband, Gary Cavazos dated January 30, 1998 of record in Book 10777, Page 575, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6124 Bresslyn Road, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of June, 2006

Brian R. Browder

J. Caroline Browder
by Brian R. Browder, atty. in fact

State of Tennessee)
County of Davidson)

On this 29th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian R. Browder, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person(s) described in and who executed the foregoing instrument, and acknowledged the ~~execution as a free act and deed.~~

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this the 29th day of June, 2006, before me personally appeared Brian R. Browder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. Caroline Browder acknowledged that such person executed the same as the free act and deed of J. Caroline Browder.

Witness my hand and seal, at office, this 29th, of June, 2006.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of June, 2006.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
HR Properties of TN 6124 Bresslyn Road Nashville, TN 37205	Same	115-12-66