313
Gullet
Lee

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 3-31-07 (AFFIX SEAL)
G-VR-06-5025	

JAN O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Bruce E. Brown	The Bank of Missouri (NAME)	
2813 Butternut Ct ~~5025 Hillsboro Pike, Unit 1-C~~	916 Kings Hwy (ADDRESS)	131-1D-2.00 CO
Columbia MO 65203 ~~Nashville, TN 37215~~ (CITY) (STATE) (ZIP)	Perryville MO 63775 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CANDELYN O. OLIVERIUS, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRUCE E. BROWN AND WIFE, MELANIE M. BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT NO. 1-C, ALSO KNOWN AS UNIT 2, ON THE PLAN OF GEORGETOWN CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 4, AND AS DESCRIBED IN MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO GEORGETOWN CONDOMINIUMS OF RECORD IN BOOK 5211, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CANDELYN O. OLIVERIUS, AN UNMARRIED PERSON BY WARRANTY DEED FROM JOE STEPHEN VAUGHN, AN UNMARRIED PERSON, RECORDED ON THE 19TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040419-0044292, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 4; Book 5211, page 345; Book 5211, page 325; Book 5616, page 133; Book 6079, page 516, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike, Unit 1-C, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2006.

Candelyn O. Oliverius
Candelyn O. Oliverius

Davidson County DEEDWARR
Recvd: 07/03/06 09:17 2 pgs
Fees:13.00 Taxes:758.50

20060703-0078913

STATE OF Tennessee
COUNTY OF Davidson

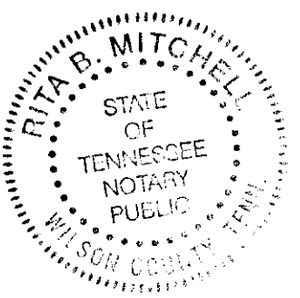
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes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

Witness my hand and official seal, this the .

Rita B. Mitchell
Notary Public

My Commission Expires: 6-14-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903