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

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $160,400.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2006.

Notary Public
My commission expires: 5/24/08

STATE OF TENNESSEE

05-0607-63001

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnna Peralta 772 Jaywood Drive Old Hickory TN 37138	New Owner	063-16-0-A-060.00

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, Jeffrey David Brown, unmarried, and Jennifer Wright Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnna Peralta and Amy Krieter, tenants in common with right of surviorship, 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. 99, on the Plan of Plan of Hampton Park (Formerly Chitwood Downs), of record in Book 6900, Pages 550-552 and Certificate of Correction in Book 7462, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey David Brown and wife, Jennifer Wright Brown by deed from Fox Ridge Homes, Inc., dated 3-28-96, recorded 4-23-96, of record in Book 10024, Page 420, Register's Office for Davidson County, Tennessee.
>
> 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 772 Jaywood Drive, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 07/26/06 13:35 2 pgs
Fees:13.00 Taxes:593.48
20060726-0090342

WITNESS my hand this 21st day of July, 2006.

Jeffrey David Brown

Jennifer Wright Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey David Brown and Jennifer Wright Brown, 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.

Witness my hand in Hermitage, TN, this 21st day of July, 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