After recording return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-5098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/06 10:44 2 pgs
Fees:13.00 Taxes:554.63

20060728-0091386

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

NANCIE A. MATTHEWS NOTARY PUBLIC COMM. EXP. STATE OF TENNESSEE NOTARY PUBLIC 5-24-2008 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Suddeth (NAME)	American Home Mortgage (NAME)	16-141
7112 Lama Terra Drive (ADDRESS)	538 Broadhollow Road (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND 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, Jerry W. Brown, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Suddeth, 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 Lot No. 57, on the Plan of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete descrition.

Said Lot No. 57 fronts 280.05 feet on the easterly margin of Lama Terra Drive and extends back 280.0 feet on the southerly line and 275.6 feet on the northerly line to a dead line in the rear, measuring 109.53 feet thereon.

Being the same property conveyed to Jerry W. Brown, Jr., unmarried by deed from John M. Cox of record as Instrument #20030117-0007366, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all matters on plan of record in Book 4860, Page 33, said Register's Office, including but not limited to Notes, Setback Lines, and Easements.

unimproved ( )
This is improved (X) property, known as 7112 Lama Terra Drive, Goodlettsville, TN 37072
(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 my hand this 21st day of July, 2006

Jerry W. Brown, Jr.

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 Jerry W. Brown, Jr., unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 21st day of July 2005.

Commission expires 5-2-08

Notary Public

FRANKIE A. MATHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2008

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public