Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 08/30/06 13:38 2 pgs
Fees:13.00 Taxes:739.63
20060830-0107256

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Todd J. Doherty	First Horizon Home Loans	042-09-0.01300
869 W. Old Hickory Blvd.	PO Box 7481	
Madison TN 37115	Springfield, OH 45501	

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

Rebecca Frances Brown Clark, Successor Trustee of the Noel M. and Rebecca O. Brown Trust, dated March 25, 1998, a Revocable Living Trust

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd J. Doherty and wife, Kristy M. Ketchel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, Tennessee, and described according to a survey thereof made by Solon E. Davis, Engineer, August 27th, 1949.
Beginning at a point in the center of Old Hickory Boulevard, Hall's Lane Section, in the 11th Civil District of Davidson County, Tennessee, said Section, in the 11th Civil District of Davidson County, Tennessee, said point being the common corner of the land of Earl M. Kemper as of record in Book 1454, Page 139, Register's Office for Davidson County, Tennessee, and Smith E. Phillips, as of record in Book 607, Page 588, of said Register's Office; thence south 80 degrees 53 minutes East 375 feet with the center of Old Hickory Boulevard (Hall's Lane section) to a point, thence South 11 degrees 14 minutes West 471.0 feet to an iron pin; thence North 88 degrees 54 minutes West 292.1 feet to an iron pin in the property line between Kemper and Phillips, thence North 1 degree 31 minutes East 514.5 feet with said property line to the point of beginning, being part of the land conveyed to Smith E. Phillips as of record in Book 607, Page 588, said Register's Office, dated October 16, 1923.
Being a part of the same property conveyed to Noel M. Brown or Rebecca O. Brown, Trustees, or Successor Trustee(s) of the Noel M. and Rebecca O. Brown Trust dated March 25, 1998, a Revocable Living Trust by Quitclaim Deed, dated March 25, 1998 of record in Book 10922, Page 522, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Noel Milton Brown and wife, Mary O'Connell Brown by Installment Deed from Smith E. Phillip and wife, Arta Phillips, dated September 15, 1949, recorded on September 17, 1949, of record in Book 1757, Page 170, Register's Office for Davidson County, Tennessee.

Noel M. Brown having since died on October 13, 2004, in Sumner County, Tennessee. Noel M. Brown being one in the same person as Noel Milton Brown.
Rebecca O. Brown having since died on October 19, 2003 in Davidson County, Tennessee. Rebecca O. Brown being one in the same person as Mary Rebecca Brown.
Pursuant to the Certificate of Trust, Rebecca Frances Brown Clark was named as Successor Trustee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 869 W. Old Hickory Blvd.
Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 25TH DAY OF AUGUST, 2006.

Rebecca Frances Brown Clark, Successor Trustee

Rebecca Frances Brown Clark, Successor Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, REBECCA FRANCES BROWN CLARK, IN HER CAPACITY AS SUCCESSOR TRUSTEE OF THE NOEL M. AND REBECCA O. BROWN TRUST, DATED MARCH 25, 1998, A REVOCABLE LIVING TRUST, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE SUCCESSOR TRUSTEE OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 25TH DAY OF AUGUST, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Rebecca Frances Brown Clark
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07