Davidson County DEEDWARR
Recvd: 09/01/06 15:19 2 pgs
Fees:13.00 Taxes:2728.75

20060901-0108596

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $737,500.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 24 day of August, 2006.

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/24/08

Address New Owner As Follows:

Patricia A. Brown
5467 Granny White Pike
Brentwood, TN 37027

Send Tax Bills To:

Nissan Federal Credit Union
~~SAME~~
18600 South Figueroa
Gardena, CA 90248

Map-Parcel Number:

159-06-0-001.00
FH 01855

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L & W INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA A. BROWN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Taggertwood, as of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L & W Investments, LLC, by deed from Electa D. Green, unmarried, of record as Instrument No. 20051209-0148441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 4173, page 193, and made applicable by instrument of record in Book 4352, page 72, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4175, page 60, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 5467 Granny White Pike, Brentwood, TN 37027.

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, her heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24 day of August, 2006.

L & W INVESTMENTS, LLC, a Tennessee limited liability company

By: Thomas V. Wilk Chief Manager
Thomas V. Wilk, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS V. WILK** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of August, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007