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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 10:15 2 pgs
Fees:13.00 Taxes:295.63

20061102-0136097

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

X Eddy C Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 2006

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
AFFIX SEAL

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond J. Eckert, Jr.	Taylor, Bean & Whitaker Mortgage Corp.	MAP 94-01-0
(NAME)	(NAME)	
1404 Sevier Court	1417 North Magnolia Avenue	PARCEL 319.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Ocala, Florida 34475-9078	
(CITY) (STATE) (ZIP)	(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, Eddy C. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond J. Eckert, Jr.

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. 40, on the Plan of Shelby Village # 2, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Eddy C. Brown by deed from Nationscredit Financial Services Corporation of record in Instr. No. 20020830-0105333, Register's Office, Davidson County, Tennessee.

NOTE: This is not, nor has it ever been, the primary residence of Eddy C. Brown, a/k/a Eddy Brown.

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

This conveyance is subject to 2006 taxes, paid, prorated and assumed by the Grantee(s); all matters set out on the plan of record; any and all easements located on the property; rights and claims of parties in possession and to any leases not of record.

unimproved ( )
This is improved (X) property, known as 1404 Sevier Court, Nashville, TN 37206
(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 25th day of October 2006

Eddy C Brown
Eddy C. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy C. Brown

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 25th day of October, 2006.

Commission expires November 24, 2007

Notary Public

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