When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/29/06 13:57 2 pgs
Fees:13.00 Taxes:571.65
20061129-0147314

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is ~~$149,500.00~~ $154,500.00

Affiant

Subscribed and sworn to before ~~me,~~ this 30th day of October, 2006.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0609-63182

Address of New Owner:	Send Tax Bills to:	Tax Information
Gloria Lloyd	SunTrust Mortgage, Inc.	026-07-0-056.00
103 Welshwood Court	P.O. BOX 79041	
Goodlettsville TN 37072	Baltimore, MD 21279-0041	

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, Jack L. Brown, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gloria Lloyd and Angelia Lloyd, as tenants in common with rights of survivorship, 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. 162, on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack L. Brown by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated 3-22-06, recorded 4-17-06, of record in Instrument No. 20060417-0043008, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of the grantor nor the grantor's spouse.

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 103 Welshwood Court, Goodlettsville, TN 37072

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.

WITNESS my hand this 30th day of October, 2006.

Jack L. Brown

Jack L. Brown

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack L. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained. AAR Notary

Witness my hand in Hendersonville, TN, this 30th day of October, 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