Davidson County DEEDWARR
Recvd: 12/11/06 10:21 2 pgs
Fees:13.00 Taxes:547.60

20061211-0152412

WARRANTY DEED

P-RE-06-0458

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Romona Coode	American Home Mortgage	
206 Nashboro Greens	(NAME) 520 Broadhollow Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Melville, NY 11747	135110C08400CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KELLY BROWN AND PATRICK BROWN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROMONA COODE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 241 of the Horizontal Property Regime Private Element Plat, Phase Two on the Plan of Nashboro Village Tract 18, as of record in Instrument No. 20010423-0039877 amending Book 9700, page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly Brown and Patrick Brown, Wife and Husband by deed (DEEDWARR) from Westminster Homes of Tennessee, Inc. of record in Instrument 200211080138060 on 11/05/2002 and filed for record on 11/08/2002, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 206 Nashboro Greens, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of December, 2006.

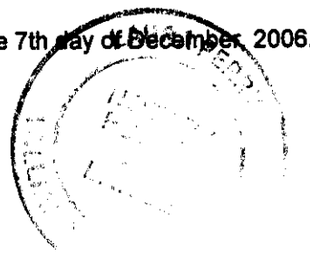
Kelly Brown
Kelly Brown

Patrick Brown
Patrick Brown

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 7th day of December, 2006, before me personally appeared Kelly Brown and Patrick Brown, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2006.



Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959