Davidson County DEEDWARR
Recvd: 12/11/06 10:23 2 pgs
Fees:13.00 Taxes:980.13
20061211-0152415

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

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)

P-RE-06-6820

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
Kelly Brown	Bank of America, N.A.	
6820 Sunnywood Drive (ADDRESS)	1400 Best Plaza Drive, Suite 101 (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Richmond, VA 23227 (CITY) (STATE) (ZIP)	181010A03100CO

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 ROGER W. GORE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY BROWN AND HUSBAND, PATRICK BROWN, 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 Lot No. 34 on the Plan of Sugar Valley, Section One of record in Book 9700, Page 374 amended in Book 9700, Pages 709-711 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to ROGER W. GORE by deed (DEEDWARR) from DAVID W. SMITH of record in Deed Instrument 20030810109374 on 07/24/2003 and filed for record on 08/01/2003, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6820 SUNNYWOOD DRIVE, Nashville, Tennessee 37211
(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.

Roger W. Gore

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 7th day of December, 2006, before me personally appeared Roger W. Gore, unmarried 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