Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

Davidson County DEEDWARR
Recvd: 01/08/07 12:57 2 pgs
Fees:13.00 Taxes:547.60
20070108-0003100

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 15 day of December, 2006.

Notary Public
My commission expires:

03-0611-34248

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Brown	Regions Bank	64-09-0-175
4292 Brackenwood Drive	2050 Pkwy Office Cir.	
Old Hickory TN 37138	Birmingham AL 35244	

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, Doris L. Balthrop, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Brown and wife, Jennifer Brown, 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. 15, on the Plan of Southfork Subdivision, Section One, of record in Book 6250, Pages 384 and 385, (erroneously referenced as Book 6230, Pages 384 and 385 in the prior deed of record) Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doris L. Balthrop, unmarried, by deed from Edward C. Shepherd, and wife, Edna J. Shepherd, dated May 1, 1998, recorded May 5, 1998, of record in Book 10916, Page 729, Register's Office for Davidson County, Tennessee.

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 4292 Brackenwood Drive, Old Hickory, TN 37138

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 15th day of December, 2006.

x Doris L Balthrop

Doris L. Balthrop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 15th day of December, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09