Davidson County DEEDWARR
Recvd: 01/17/07 09:55 1 pgs
Fees:13.00 Taxes:597.55

20070117-0006648

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

VENITA M. FRAZE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
May 22, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2007

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn L. Brown **3036 Owendale Drive** **Antioch,TN 37013**	**SAME**	**150-9-A-64.00VO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Deborah K. Brown , widowed

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn L. Brown , a single man

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS 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. 218 on the Plan of Forest View Park Section VII, as of record in Plat Book 6900, Page 162 amended in Book 7430, Page 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard Q. Brown and wife, Deborah K. Brown by Deed dated 07/26/1989, from Bruce N. Hobbs and wife, Lynn P. Hobbs, of record in Book 7901, Page 223, Register's Office for Davidson County, Tennessee. Leondard Q. Brown has having since died leaving Deborah K. Brown sole owner.

This is improved (X) property known as **3036 Owendale Drive, Antioch, TN 37013**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 5th day of January, 2007

Deborah K. Brown

Deborah K. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Brown and , the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2007.

Commission Expires: May 22, 2010

VENITA M. FRAZE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
May 22, 2010

Venita M. Fraze

Notary Public: