PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/07 13:49 2 pgs
Fees:13.00 Taxes:462.50

20070119-0007934

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

Diana Easley
Affiant

Subscribed and sworn to me on January 18, 2007

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Holly E. Luckey and Laura L. Johnson 4324 Valley Grove Drive Hermitage, TN 37076	Bank of America 9000 Southside Blvd Bldg 700, File Receipt Dept Jacksonville, FL 32256	87-9-8.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lawrence Edward Brown, Jr., an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Holly E. Luckey, unmarried and Laura L. Johnson, unmarried, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 111 on the Plan of Section 7 Valley Grove, of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence Edward Brown, Jr., an unmarried man, by Warranty Deed dated March 28, 2001 from Peter A. Pearson, Jr. and Jennifer A. Pearson, formerly known as Jennifer A. Brown, as tenants in common, of record in Instrument No. 20010329-0030297, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on the plan of record in Plat Book 5200, Page 246, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Book 6112, Page 285, said Register's Office; and
4. Easement for private road of record in Book 221, Page 384, said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4324 Valley Grove Drive, Hermitage, TN 37076

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out;

and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on January 18, 2007.

Lawrence Edward Brown, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 18, 2007, before me personally appeared Lawrence Edward Brown, Jr. an unmarried man, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 18, 2007.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE