Davidson County DEEDWARR
Recvd: 02/22/07 10:46 3 pg
Fees:17.00 Taxes:0.00

20070222-0021973

This instrument prepared by:
Leila Hansen, Esq.
2700 East Sunset Road, Suite 5
Las Vegas, Nevada 89120

Return to
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
Phone (800) 803-2658

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Dave and Lila Brown	Dave and Lila Brown	Map/Parcel: 83-15-41
2807 Fortland Drive	2807 Fortland Drive	
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

DEAL# 7424499;

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dave R. Brown, a married man, who acquired title as a single man and joined by his spouse Lila Brown** has this day bargained and sold, and does hereby transfer and convey unto the said **Dave R. Brown and Lila Brown, husband and wife**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Dave R. Brown, a single man, by Deed from Lila R. Brown of record in Instrument No. 200004110036269 said Register's Office., recorded 4/11/00 and dated 4/10/00.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 2807 Fortland Drive, Nashville, Tennessee 37206
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 7th day of February, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dave R Brown 2-7-07 Lila Brown 2-07-07

Dave R. Brown Lila Brown

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Russell H. Evans, a Notary Public in and for said County and State, **Dave R. Brown and Lila Brown** the within named bargainor, individual(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.

Given under my hand and official seal of office at Nashville, TN. this 7th day of February, A.D., 2007.

NOTARY STAMP/SEAL

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: _____
My Commission Expires NOV 22 2008

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 10.00.

Subscribed and sworn to before me this the 7th day of February, 2007.

(Affix Seal)

Dave R Brown
Affiant

Russell H. Evans
Notary Public

My Commission Expires: My Commission Expires NOV 22 2008

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

EXHIBIT "A"

CERTAIN REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAT OF SECTION II, FORTLAND PARK, AS OF RECORD IN BOOK 2900, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 69 FRONTS 80 FEET ON THE SOUTH SIDE OF FORTLAND DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 155 FEET TO A DEAD LINE.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 83-15-41; SOURCE OF TITLE IS DOCUMENT NO. 200004110036269 (RECORDED 04/11/00)