This document prepared by (and after recording return to):
Name: Shannon Sylvester
Firm/Company: Consumer Trust Title & Escrow
Address: 219 Ward Circle, Ste. 5
Address 2:
City, State, Zip: Brentwood, TN 37027
Phone: 615-369-0039

Davidson County DEEDWARR
Recvd: 03/13/07 15:07 3 pgs
Fees:18.00 Taxes:529.10
20070313-0030840

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NAOKO BROWN, A WIDOW**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **ELIZABETH PARROT UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-6 on the Plan of Hobbs House Condominium Apartments of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hobbs House Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5289, page 515; as amended in Book 5292, page 958; Book 5293, page 612; and Book 7802, page 299, said Register's Office.

This being the same property conveyed to Naoko Brown and spouse, Gerald E. Brown by Warranty Deed of CarolAnn Young Motley, married dated June 25, 2002 and recorded July 9, 2002 in Instrument No. 20020709-0082140, Register's Office for Davidson County, Tennessee. The said Gerald E. Brown having since died. Title to the herein described property is vested solely in Naoko Brown as surviving tenant by the entirety.

Map Parcel Number: 131-2-A-6CO

This property is known as: 2116 HOBBS ROAD, A-6, NSHVILLE, TN 37215

Subject to Master Deed and By-laws contained in the instruments of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, Book 7824, Page 974; Charter of HOA of record in Book 5296, Page 689, All matters shown on the Plat of record in Book 5200, Page 54,, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 12 day of March 2007.

Naoko Brown

Naoko Brown – Grantor

STATE OF Tennessee

COUNTY OF _____

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

On this 12th day of March, 2007 before me personally appeared Naoko Brown to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

My Commission Expires: 1/20/09

Notary Public

Printed Name: W. Davis

Commission Expires: 1/20/09

Grantor(s) Name, Address, phone:
Naoko Brown

Grantee(s) Name, Address, phone:
Elizabeth Parrot
2116 HOBBS ROAD, # A-6
NASHVILLE, TN 37215

SEND TAX STATEMENTS TO :

Regions Bank d/b/a AmSouth Bank
2050 Parkway Office Circle, RCN-6
Birmingham, AL 35244

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

State of TENNESSEE
County of _____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 143,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of March, 2007.

Naoko Brown
Affiant

Naoko Brown
Type or Print Name

(Seal)

Notary Public

My commission expires:
1/20/09

W. Davis
Type or Print Name