Return to: First Title and Escrow Company, Inc.
File Number 26513 Box 9B

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $322,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MAY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02137 HART NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew J. Hart	~~same~~ XXX SunTrust Mortgage, INc	103-4-347.00
4113 Utah Avenue	201 Fourth Ave.,N/7th FL	
Nashville, TN 37209	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM A. BROWN, AND WIFE, KRISTY G. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW J. HART, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4113 Utah Avenue, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 1st day of May, 2007.

William A. Brown

Kristy G. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM A. BROWN AND KRISTY G. BROWN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 05/07/07 16:06 2 pgs
Fees:13.00 Taxes:1193.25

20070507-0054930

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 85 ON THE PLAN OF WEST END ANNEX, AS OF RECORD IN PLAT BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID WESTERLY ONE-HALF OF LOT NO. 85 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF 7TH AVENUE, NOW UTAH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 163.3 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KRISTY R. GODSEY BY WARRANTY DEED FROM DAVID W. PARRISH AND WIFE, LYDIA M. PARRISH, RECORDED ON THE 1ST DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041201-0143281, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KRISTY R. GODSEY HAVING SINCE MARRIED AND IS NOW KNOWN AS
KRISTY G. BROWN .

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.