THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/31/07 11:41 2 pgs
Fees:13.00 Taxes:547.26

20070531-0064697

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Darlene L. Brown 603 Lemont Drive Nashville, TN 37216-1017	Same	061-01-0 029.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ronnie Brown, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Darlene L. Brown, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Ronnie Brown, Jr., by deed from Billy Michael Chamberlain and wife, Bethany M. Chamberlain, of record in Instrument No. 20040204-0013942, said Register's Office.

This is improved property known as 603 Lemont Drive, Nashville, Tennessee 37216-1017.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs andassigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 25th day of May, 2007.

RONNIE BROWN, JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie Brown, Jr., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of May, 2007.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 22, 2010

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $147,906.87.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2007.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 22, 2010

NOTARY PUBLIC