Davidson County DEEDWARR
Recvd: 06/28/07 16:09 2 pgs
Fees:13.00 Taxes:1106.30
20070628-0077540

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jane Ellen West
1604 Braebury circle
Nashville, TN 37211

MORTGAGEE

SEND TAX BILLS
Mortgage Lenders of America
8400 W 110th St, Suite 500
Overland Park, Kansas 66210

MAP-PARCEL:
172-14-0-A-078.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ryan Douglas Brown and wife, Abigail Ogden Brown,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jane Ellen West, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on the Plan of Wexford Downs, Section Two, as of record in Plat Book 9700, Page 593 and 594, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ryan Douglas Brown and wife, Abigail Ogden Brown by deed of record from Beazer Homes, Corp, d/b/a Phillips Builders, dated August 18, 1999 of record in Book 11632, Page 478, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants of record in Book 10292, Page 51; First Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 10792, Page 822; Second Supplementary Declaration to Declaration of Restrictive Covenants of record in Instrument No. 200008100079498; Charter for HOA of record in Book 10500, Page 444; Quitclaim for Common Area of record in Book 10937, Page 791; easements, covenants and conditions as shown on the plan of record in Plat Book 9700, Page 593, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1604 Braebury circle Nashville, TN 37211.**

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 heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 this 19th day of June, 2007.

Ryan Douglas Brown

Abigail Ogden Brown

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ryan Douglas Brown and wife, Abigail Ogden Brown, the bargainor(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.

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: DECEMBER 8, 2007

Witness my hand and official seal this 19th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 12-8-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $299,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of June, 2007.

NOTARY PUBLIC

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: DECEMBER 8, 2007

My Commission Expires: 12-8-07.