Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1240

Davidson County DEEDWARR
Recvd: 07/23/07 15:47 3 pgs
Fees:18.00 Taxes:551.30
20070723-0087447

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holyce E. Brown and spouse, John F. Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frankie Goolsby, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No, 400 on the Plan of Phase 1, Somerset of record in Plat Book 6900, Pages 690 and 691 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed Holyce E. Brown by Quit Claim Deed dated November 20, 2002 of record in Inst. No, 20021209-0151563, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to John F. Brown and wife, Holyce E. Brown by deed from Philips Builders, Inc. dated July 29, 1988 of record in Book 7616 page 748, said Register's Office. John F. Brown joins in this conveyance to convey any and all marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1004 Dove Creek Court, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of July, 2007

Holyce E. Brown

John F. Brown

State of Tennessee)
County of Davidson)

On this 20th day of July, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holyce E. Brown and John F. Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149,000.00.

X Holyce E Brown
Affiant

Sworn and subscribed before me on this the 20th day of July, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Frankie Goolsby
1004 Dove Creek Court
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, N.A.
9000 Southside Blvd.
Jacksonville, FL 32256

TAX MAP-PARCEL #:
150 07 0 516.00

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2009

Notary's Seal (If on paper)

