(2)

WARRANTY DEED

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 17th day of August, 2007

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/07 10:59 2 pgs
Fees:13.00 Taxes:499.50
20070821-0099996

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Brown Jr.	Wachovia Mortgage Corp	128-13-A
(NAME)	(NAME)	(MAP)
329 Westfield Drive	101 Greystone Blvd	329.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Columbia, SC 29210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brent Thomas, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas E. Brown Jr. and wife, Yolanda B. Brown, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 329 of Westfield Condominiums, a Condominium, a Horizontal Property Regime, located on Westfield Drive, Nashville, TN, the Plan being shown as Exhibit "D" to Amendment To Master Deed For The Westfield Condominiums of record in Book 6831, page 982 and described in a Master Deed recorded in Book 6678, page 771 as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westfield Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6678, page 771 as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, and By-Laws recorded in Book 6678, page 802, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brent Thomas, by deed from Elizabeth D. Gunter, unmarried, of record in Instrument No. 20050405-0036771, Register's Office for Davidson County, TN.

Brent Thomas and Brent D.Thomas, being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 329 Westfield Drive, Nashville, Tennessee 37221

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 my/our hand(s) this 17th day of August, 2007.

Brent Thomas by Peter D. Thomas
Attorney in Fact

Brent Thomas by: Peter D. Thomas,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peter D. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Brent Thomas, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Brent Thomas, the bargainor, by the said, Peter D. Thomas, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of August, 2007.

Notary Public

My Commission Expires 9/22/2007

