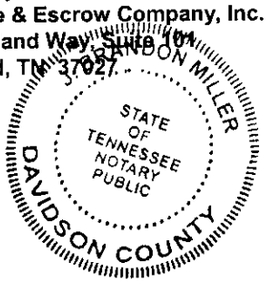
Davidson County DEEDWARR
Recvd: 09/05/07 14:42 2 pgs
Fees:13.00 Taxes:369.63

20070905-0106704

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 28th day of August, 2007.

J. Brandon Miller
Notary Public
My commission expires:

02-0708-45692

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Brown	Countrywide Bank, FSB	72-13-0-220
944 Strouse Avenue	801 Crescent Centre Dr., #510	72-13-0-220.01
Nashville TN 37206	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald E. Hatchett and wife, Stephanie C. Hatchett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric Brown and wife, Ruth Brown, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 182, on the Plat of Trevecca Subdivision of Renraw, of record in Book 421, Pages 72 & 73, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Hatchett and wife, Stephanie C. Hatchett by Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized and existing pursuant to the laws of the United States, of record in Instrument No. 20050511-0053142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 944 Strouse Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of August, 2007.

Ronald E. Hatchett

Ronald E. Hatchett

Stephanie C. Hatchett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald E. Hatchett and Stephanie C. Hatchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of August, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON