PLEASE RETURN TO:
GRISSIM TITLE
2309 CRESTMOOR RD
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 10/18/07 10:14 3 pgs
Fees: 18.00 Taxes: 856.58
20071018-0123549

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $231,509.00 Heather Royse AFFIANT Subscribed and sworn to before me, this 9 day of October, 2007. Margaret Sherrill NOTARY PUBLIC My Commission Expires: 6/5/11 MARGARET SHERRILL NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires JUNE 5, 2011

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Joseph L. Brown Todd A. Roman 521 Old Towne Drive Brentwood, TN 37027	SAME	171-7-B-3.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Wolf Chase Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Joseph L. Brown and Todd A. Roman, tenants in common with rights of survivorship,** ("Grantee") their heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 203 on the Final Plat of Phase I, Annandale, as of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Wolf Chase Development, LLC by deed of record in Instrument No. 20050331-0035197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Joseph L. Brown and Todd A. Roman**, their heirs and assigns, forever.

AND WOLF CHASE DEVELOPMENT, LLC does hereby covenant with **Joseph L. Brown and Todd A. Roman**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND WOLF CHASE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to **Joseph L. Brown and Todd A. Roman**, their heirs and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Corner Lot – 218 Jones Parkway, Brentwood, TN 37027

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 9th day of October, 2007.

Wolf Chase Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot No. 203 - Annandale Subdivision

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Wolf Chase Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Wolf Chase Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 9th day of October, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2007 have been prorated between the parties and will be paid by Grantor, all subsequent years a lien, not yet due and payable.

2. All matters on plan of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee.

3. Subject to all matters on plan of record in Plat Book 6200, Page 624, Register's Office for Davidson County, Tennessee.

4. Letter from Metropolitan Government limiting use of sewage and absorption systems of record in Book 5640, page 480, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20040825-0102573 and in Instrument No. 20050526-0059633, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions for Annandale of record in Instrument No. 20051128-0142346, as amended in Instrument No. 20070302-0026101, Register's Office for Davidson County, Tennessee.

7. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.