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

Davidson County DEEDWARR
Recvd: 10/23/07 08:07 2 pgs
Fees:13.00 Taxes:277.50
20071023-0125108

ADDRESS NEW OWNER
Terrence Brown
805 Berwick Trail
Madison, TN 37115

MORTGAGEE
NONE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 059-06-0-015.00

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, **Robert Styles, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Terrence Brown and wife, Karla Brown,** 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. 55 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert Styles and Georgia Styles by deed of record from Connie Harris (the said Larry O. Harris is now deceased), dated September 3, 1999 of record in Book 11654, Page 665, Register's Office, Davidson County, Tennessee. The Said Georgia Styles is now deceased.

Mary L. Styles, spouse of Robert Styles, herein joins to convey any and all rights and interest she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4435, Page 92; easements, covenants and conditions as shown on the plan of record in Plat Book 4175, Page 139, 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 Grantor.

This is improved property known as **4134 Ames Ct. Nashville, TN 37218.**

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 October, 2007.

Robert Styles

Mary L. Styles

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Styles and wife, Mary L. Styles, 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.

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

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

AFFIANT

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

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07