This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P07-1224-D

Davidson County DEEDWARR
Recvd: 01/04/08 11:14 2 pgs
Fees:13.00 Taxes:481.00
20080104-0001161

# WARRANTY DEED

Address of New Owners:
Mr. Benjamin Smith
4280 Laurenwood Drive
Antioch, TN 37013

Send Tax Bills To:
Suntrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Todd D. Brown and wife, Margaret H. Brown

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Benjamin Smith

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:

Land in Davidson County, Tennessee, being lot No. 331 on the Plan of Peppertree Forest, Section 6, a Planned United Development, of record in Book 7900, Page 572, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd D. Brown and wife, Margaret H. Brown, by deed from Victoria A. Mitchell, unmarried, dated August 30, 2000, and of record as Instrument Number 200008310096313, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restriction of record in Book 8757, Page 607, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of record in Book 8757, Page 623 as amended in Book 9157, Page 711, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Laurenwood Drive.

This conveyance is subject to all matters shown on a plat of record in Plat Book 7900, Page 572, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 4280 Laurenwood Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 21st day of December, 2007.

Todd D. Brown

Margaret H. Brown

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd D. Brown and wife, Margaret H. Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2007.

Notary Public

AL FRAZIER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/20/2010

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2007.

Notary Public

AL FRAZIER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/20/2010

Map/Parcel: 165-13-0A-079.00-CO