WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/08 09:10 2 pgs
Fees:13.00 Taxes:462.50

20080206-0012246

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of January, 2008.

Notary Public
My Commission expires: 5/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Allison Brown	Countrywide Bank, F.S.B.	042-08-0-166.00
1645 Liberty Hill Drive	2021 N. Gallatin Rd.	
Madison, TN 37115	Madison, Tn 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda K. Russo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allison L. Brown and Gerald Brown, wife and husband, and Ronald Bingnear, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Arthur J. Thompson joins in this conveyance to convey any and all marital rights he may have in and to said property.

Being Lot No. 48 on the plan of Heritage View Subdivision, Section Two, of record in Book 7900, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda K. Russo, by deed from Southeast Builders Group, on July 29, 1994, of record in Book 9423, page 451, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 37, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8076, page 147, as reinstated in Book 8592, page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1645 Liberty Hill Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 30, 2008.

Brenda K. Russo
Brenda K. Russo

Arthur J. Thompson
Arthur J. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda K. Russo and Arthur J. Thompson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 30, 2008

My commission expires 8/23/11

Notary Public

