WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/08 10:38 2 pgs
Fees:13.00 Taxes:661.93
20080213-0014466

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terrance Brown	Countrywide Bank, FSB	Parcel ID:
1805 Timber Grove	1520 Memorial Blvd., Suite 104	108160A03300CO
Nashville, TN 37214	Murfreesboro, TN 37129	

FOR AND IN 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

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terrance Brown, married

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. 33, on the Plan of Timber Ridge, of record in Instrument 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Precision Homes, Inc. by deed from John D. Smith, married, of record in Book 10770, Page 517, and re-recorded in Book 11119, Page 817, said Register's Office, dated January 23, 1997. See also deed of record in Book 10843, Page 681, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instrument 20040113-0005330, said Register's Office, (3) Roadway Easement of record in Book 10725, page 218, said Register's Office, (4) Ingress and Egress Easement to Cemetary of record in Book 10843, page 681, said Register's Office, and (5) Storm Water Detention Agreement of record in Instrument 20000728-0074568, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20040115-0006462, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1805 Timber Grove, Nashville, TN 37214

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 my hand this 12th day of February, 2008.

Precision Homes, Inc.

BY: _____
Gil Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gil Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Precision Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Gil Smith as such President.

Witness my hand and official seal this 12th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

