Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $167,900.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2008.

Notary Public
My commission expires: ~~02/24/08~~ 10/17/09

JENNA WILLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

06-0802-72972

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Parker	SunTrust Mortgage, Inc.	86-14-0-B-125
3460 Parkwood Court	401 Commerce Street, Ste 6100	
Hermitage TN 37076	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Kevin Brown, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Parker**, hereinafter called the Grantees, their successors 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. 75, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Pages 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Kevin Brown, unmarried by deed from Mark A. Howell and wife, Sarah L. Howell, dated May 22, 2004, recorded May 24, 2004, of record in Instrument No. 20040524-0060693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3460 Parkwood Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/17/08 09:13 2 pgs
Fees:13.00 Taxes:621.23
20080317-0026381

WITNESS my hand this 13th day of March, 2008.

James Kevin Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Kevin Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13th day of March, 2008.

Kathleen Tomlinson

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires: 01/17/2012