THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Provident Funding Associates, L.P.
1101 Kermit Drive
Nashville, TN 37217

MAP PARCEL NUMBERS
Map & Parcel 96-16-A-12C0

Davidson County DEEDWARR
Recvd: 05/29/08 13:11 2 pgs
Fees:13.00 Taxes:406.63
20080529-0054716

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of May, **2008**, by and between **James E. York Jr.** unmarried, party of the first part, and **Steven C. Brown**, Married, party of the second part,

WITNESSETH: That for and in consideration of **$109,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 12, Phase One Section One, Larchwood Planned Unit Development of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED to James E. York, Jr. by deed from Harold M. Schwab and wife, Arlene Schwab, recorded in Instrument Number 20030519-0067825, Register's Office for Davidson County, Tennessee, dated 11/07/00 and recorded 5/19/03.

This is improved/unimproved property known as: 323 Lakebrink Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6200, Page 51; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James E. York Jr.

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. York Jr.** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of May, **2008.**

My commission expires 7/24/10

Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$109,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, **2008.**

NOTARY PUBLIC

My commission expiress: 7/24/10

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:
323 Lakebrink Drive
Nashville, TN 37214

Name and address of new owner:
Steven C. Brown
323 Lakebrink Drive
Nashville, TN 3 7214