(2)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$242,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF **DECEMBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN M. ATKIN	New Owner	**098-05-0B-011.00 CO**
(NAME) **6300 SPERA POINTE CROSSING**	(NAME)	Davidson County DEEDWARR Recvd: 12/15/08 10:14 2 pgs Fees:13.00 Taxes:895.40
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	20081215-0119915
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DEAN BROWN A/K/A DEAN A. BROWN AND WIFE, VALERIE BROWN A/K/A VALERIE A. BROWN,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN M. ATKIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 11, Final Plat of Baypointe Subdivision, Phase I, according to the plat thereof, recorded in Instrument No. 200005230051440 and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, recorded in Instrument No. 200006210061773, of the Register's Office of Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dean Brown and wife, Valerie Brown by deed from Eastland Construction, Inc. a Tennessee Corporation of record as Instrument No. 20030207-0016860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Instrument No. 20000621-0061773, said Register's Office; Covenants, Conditions and Restrictions as set forth in Instrument No. 20000510-0047337; Instrument No. 20000720-0071748 and in Instrument No. 20010621-0065743; Conveyance of Common Area of record in Instrument No. 20020805-0093528, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6300 SPERA POINTE CROSSING, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 12th day of **DECEMBER, 2008.**

Valerie A. Brown by Dean A. Brown

VALERIE A. BROWN
BY: DEAN A. BROWN, ATTORNEY IN FACT FOR VALERIE A. BROWN

Dean A. Brown

DEAN A. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEAN A. BROWN** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2008.

My commission expires: AUGUST 23, 2011

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2008, before me personally appeared **DEAN A. BROWN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **VALERIE A. BROWN**, and who acknowledged that he executed the same as the free act and deed of **VALERIE A. BROWN.**

Witness my hand and official seal at Nashville, Tennessee this 12th day of **December, 2008.**

My Commission expires: AUGUST 23, 2011.

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public