Record & Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, #175
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,900.00

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 26th day of August, 2009.

Notary Public
My commission expires: ~~11/21/10~~ 7-3-12

04-0908-53558

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bradley Brown 5204 Meta Circle Nashville TN 37211	SunTrust Mortgage Inc. HQ Commerce 8B, #6100 Nashville TN 37219	161-02-0-135.00

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, Jason A. Pate and wife, Emily Dora Pate, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bradley Brown and wife, Lindsey G. Hinds-Brown, 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. 27, on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Pate by deed from Cynthia C. Adams, a married person, and John B. Comer, Jr., and Susanne M. Comer, dated June 28, 2002, recorded July 11, 2002, of record in Instrument No. 20020711-0083255, Register's Office for Davidson County, Tennessee.

Emily Dora Pate hereby joins in this transaction to convey and/all marital/homestead rights she may have in the subject property.

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 5204 Meta Circle, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20090061062 DEEDWARR
Recvd: 09/04/09 11:02 2 pgs
Fees:13.00 Taxes:576.83
20090904-0083453

WITNESS my hand this 26th day of August, 2009.

Jason A. Pate

Emily Dora Pate

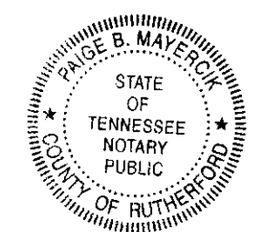
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 26th day of August, 2009.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10



MY COMMISSION EXPIRES:
NOVEMBER 21, 2010