(1)

NEW OWNER:

DIANNE R. BROWNER
6108 BRENTWOOD CHASE DR.
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
FIRST TENNESSEE BANK
PO BOX 5954
SPRINGFIELD, OH 45501-5954

Map 160
Group 16-0-B
Parcel 28.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 10-0064

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100012874 DEEDWARR
Recvd: 03/04/10 09:48 2 pgs
Fees:13.00 Taxes:980.50
20100304-0016534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DOROTHY CRAMNER, unmarried, a/k/a DOROTHY H. CRAMNER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DIANNE R. BROWNER**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 28 on the Plan for Brentwood Chase Revision One, Section One, of record in Plat Book 9700, Pages 936-941, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DOROTHY CRAMNER, unmarried by deed from Newmark Homes, L.P., a Texas Limited Partnership, dated June 25, 2002, and of record in Instrument #20020627-0077286, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6108 BRENTWOOD CHASE DR., BRENTWOOD, TN 37027**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Pages 936 - 941, and any and all restrictions, existing roadways, easements and rights-of-way of record.

PROPERTY is conveyed **"AS-IS"**.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of February, 2010.

DOROTHY CRAMNER, a/k/a DOROTHY H. CRAMNER

By: Julie M. Robinson, Attorney in Fact, Pursuant to Power of Attorney of record in Instrument #20071018-0123803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JULIE M. ROBINSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DOROTHY H. CARMNER** the within-named bargainor, as the free act and deed of the said **JULIE M. ROBINSON.**

WITNESS my hand and official seal at office, this 23rd day of February, 2010.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$265,000.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of February, 2010.

NOTARY PUBLIC

My commission expires: 2/24/2010

LEE E. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE