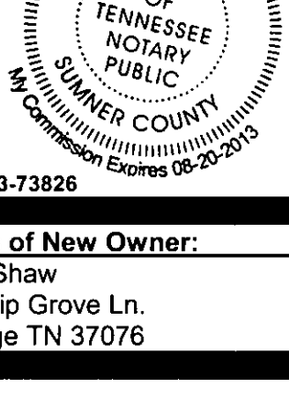
Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



06-1003-73826

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me this 6TH day of April, 2010.

Notary Public
My commission expires: 8/20/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Joanna Shaw	US Bank Home Mortgage	86-04-B-93.00CO
4965 Tulip Grove Ln.	4801 Frederica St.	
Hermitage TN 37076	Owensboro KY 42301	

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, **Frederick L. Brown, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joanna Shaw, a married woman** 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. 48, on the Plan of Section Three, Sunset Oaks, of record in Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick L. Brown, a single man by deed from Barbara Sue Futrell, aka Barbara Futrell Said, a married woman, dated February 21, 2006, recorded February 22, 2006, of record in Instrument No. 20060222-0020509, 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 **4965 Tulip Grove Ln., 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.

BILL GARRETT, Davidson County
Trans:T20100022775 DEEDWARR
Recvd: 04/16/10 14:54 2 pgs
Fees:13.00 Taxes:821.40
20100416-0028934

WITNESS my hand this 5th day of April, 2010.

Frederick L. Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frederick L. Brown , 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 Mt. Juliet, TN, this 5th day of April, 2010.

Notary Public

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

My Commission expires

1-17-12