BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 100,000.00 Affiant Subscribed and sworn to before, this the 31 day of March, 2011. Notary Public My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Alan T. Fister, Esq.
5214 Maryland Way, Suite 402
Brentwood, TN 37027
(615) 376-0175

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Timothy M. Brown and Trina M. Brown 128 Karen Ray Court Antioch, TN 37013	Same	162 03 0 204.00

WARRANTY DEED

For and in consideration of the sum of One Hundred Thousand Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gene Spitzer and Annette Spitzer** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy M. Brown and Trina M. Brown** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 35 on the Plat of Apache Hills, Section 4, of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee; to which plat is hereby referenced for a complete and accurate description thereof.

Being the same property conveyed to Garry Wayne Hodge and wife, Connie Sue Hodge, by deed from William & Lee, Inc., of record in Book 4886, Page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as 128 Karen Ray Court, Antioch, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110022014 DEEDWARR
Recvd: 04/14/11 09:59 3 pgs
Fees:18.00 Taxes:370.00
20110414-0028787

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered by any action of those claiming or through Grantors. Grantors do further covenant and bind Grantors, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, but only to the extent of those claiming by or through Grantors.

In Witness Whereof, Grantors have set Grantors hand(s) the date first above-written.

Gene Spitzer

Gene Spitzer

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF TENNESSEE)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gene Spitzer the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office this 30 day of March, 2011.

Notary Public

My Commission expires: May 8, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Annette Spitzer

Annette Spitzer

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF TENNESSEE)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annette Spitzer the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office this 30 day of March 2011.

Notary Public

My Commission expires: May 1, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN