This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Owner

NAME OF MORTGAGEE:

Franklin National Bank
230 Public Square
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:

Dennis Brandon
5114 Woodland Hills Drive
Brentwood, TN 37027

MAP_____, GROUP_____, PARCEL_____
106-16-0 Parcel 077.00

1410 09/27 0101 03CHECK 1346.70

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY ONE THOUSAND & NO/100 ($361,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, W. C. Gore and wife, Karen L. Gore has this day bargained and sold and does hereby transfer and convey unto Dennis Brandon, married, his/her/their/its heirs, successors or assigns, the following described property:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of the Gore Subdivision of record in Plat Book 9700, page 454, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to W. C. Gore and wife, Karen L. Gore by warranty deed of Sylvia L. Dwyer, Karen L. Gore, Jane L. Phelan, David G. Phelan, Robert Y Phelan, III, Bradford L. Phelan, Lisa K. Phelan and Wade M. Phelan of record in Book 7468, page 873, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Dennis Brandon, married, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Dennis Brandon, married, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when due and payable. Map 106-16-0 Parcel 077.00

2. Matters appearing on the Plan of Gore Subdivision of record in Book 9700, page 454, Register's Office of Davidson County, Tennessee.

3. Access easement of record in Book 1279, page 138, said Register's Office.

4. Water line easement of record in Book 2301, page 35, said Register's Office.

5. Sanitary sewer easement and/or storm drainage easements in Book 4131, page 849, and Book 4253, page 260, Register's Office of Davidson County, Tennessee.

6. Subject to unrecorded lease between R. L. Freeman Trustee and William Max Nichols d/b/a The Nichols Corporation.

7. Any written and/or oral leases agreements.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Dennis Brandon, married, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 12th day of August, 1999.

W. C. Gore

Karen L. Gore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared W. C. Gore and wife, Karen L. Gore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 12th day of August, 1999.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $361,000.00.

Sworn to and subscribed before me, on this the 12th day of August, 1999.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

MAIL ENV.

99 AUG 27 AM 9:30

00[illegible]

[illegible] REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11637 PAGE 404

0629255

IDENTIFICATION & REFERENCE

99 AUG 27 AM 9:30

AMT
361000.00
CON TX 1335.70
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 1346.70
CHECK 1346.70

08/27/99 01 09:30 0001 1418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509494