PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (sk) Title No: 41272BW
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael L. Bramlett Kimberly S. Bramlett 1509 Hunters Branch Road Antioch, TN 37013	ABN Mortgage Group P.O Box 57048 Irvine, Ca 92619-7048

TAX MAP-PARCEL NUMBERS: 172-8-A-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 103,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cannon Mayes, Executor, with full power, under the Last Will and Testament of Lambeth Clay Mayes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Bramlett and spouse, Kimberly S. Bramlett,** hereinafter called the **Grantee**, Grantee's 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. 108 on the Plan of Hunters Branch Section Two A of record in Book 6250, page 819, amended in Book 6815, page 77, Register's Office for said County.

SAID Lot No. 108 fronts 70.00 feet on the westerly margin of Hunters Branch Road and extends back 100.00 feet on the northerly line and 95.00 feet on the southerly line to a dead line in the rear, measuring 70.18 feet thereon.

BEING the same property conveyed to Lambeth C. Mayes, unmarried by deed from William E. Clark, III and wife, Jennifer Clark of record in Book 8917, page 776 and re-recorded in Book 8944, page 144, Register's Office for said County. Lambeth C. Mayes has since died, unmarried and testate. By will of record in Will Book 228, page 143 Probate Court Clerks Office for Davidson County, Tennesssee. The said Lambeth C. Mayes named Cannon Mayes Executor of his Estate, with Full Power to Convey subject property. Letters of Testamentary were issued to the said Cannon Mayes, of record in minute Book 493, page 524 said Probate Court Clerks Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 819, and amended in Book 6815, page 77, said Register's Office, which Plan shows a 25 foot foot minimum building setback line from Hunters Branch Road, together with a building envelope and 10 foot foot easement for public utility and telephone purposes along the rear line, and a 10 foot easement for NES purposes along the front line of said lot; Restrictive covenants of record in Book 6601, page 7, said Register's Office.

This is improved property, known as: 1509 Hunters Branch Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 1999.

Cannon Mayes

Cannon Mayes, Executor, with full power to convey, under the Last Will and Testament of Lambeth Clay Mayes

State of Tennessee
County of Davidson

On this 15th day of October, 1999, before me the undersigned authority, personally appeared **Cannon Mayes, Executor, with full power to convey, under the Last Will and Testament of Lambeth Clay Mayes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Shawn E. Kudrik
Notary Public

State of Tennessee
County of Davidson

My Commission Expires MAY 28, 2003

4471 10/27 0101 03CHECK 392.10

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 103,000.00

/ Michael L Brandt
Affiant

Sworn and subscribed before me on the 15th day of October, 1999.

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Allyson M Sneed
Notary Public

My Commission Expires NOV. 27, 1999

MAIL ENV.

0650938

RECEIVED FOR REFERENCE

OCT 27 AM 8:45

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11719 PAGE 38

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

0650938

REFERENCE

99 OCT 27 AM 8:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT
103000.00
CON TX 381.10
PRFEE 1.00
WDFEE 8.00
CFEE 2.00
TOTAL 392.10
CHECK 392.10

10/27/99 01 08:49 0001 4471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532246