THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 9201L

MAP/GROUP/PARCEL
052-01-0/186.00

NEW OWNER'S NAME AND ADDRESS:
Larry E. Britten
215 Robinwood Avenue
Madison, TN 37115

Instr:200001190006330 Page: 1 OF 2
REC'D FOR REC 01/19/2000 2:56:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $190.18

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Ralph Watkins, a single man, hereinafter called Grantor, do hereby transfer and convey unto Larry Britten, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows:

BEING Lot #31 of Block "G" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot #31 fronts 50 feet on the northerly side of Robinwood Avenue and extends back between parallel lines measuring 200 feet to a dead line in the rear, measuring 50 feet thereon.

The subject property is improved property commonly known as 215 Robinwood Avenue, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 8810, Page 130, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

As part of the purchase price of the above described property, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7109, Page 789, Register's Office for Davidson County, Tennessee, in the original amount of $51,100.00, the same being payable to First Investment Company.

Ralph Watkins

Ralph Watkins

Larry E. Britten

Larry Britten

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ralph Watkins and Larry Britten, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 17th day of January, 1999.

Chris Forsythe
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $51,400.00.

Larry E. Britten
AFFIANT

Sworn to and subscribed before me, this the 17th day of January, 1999.

Chris Forsythe
NOTARY PUBLIC

My Commission Expires:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.