Instr:20000127000903 3 Page: 1 OF 2
REC'D FOR REC 01/27/2000 2:24:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $375.00

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **26th** day of **January, 2000** between **James Brown and wife, Ida Brown, ,** GRANTOR, and **Richard D. Westfield and wife, Mary Lynn Westfield ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 215 Fortland Park Subdivision, Section I, as shown by plat and survey of record in Plat Book 2663, page 61, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Brown and wife, Ida Brown by deed from David W. Ray and wife, Juanna D. Ray of record in Book 6471, page 799, Register's Office for Davidson County, Tennessee.

Said Ida Brown having since conveyed her interest to James Brown by Quitclaim Deed of record in Book 11101, page 136, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2663, page 61, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with said Grantees that we are lawfully seized 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 and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **26th** day of **January, 2000.**

James L. Brown
James Brown

Ida R. Brown
Ida Brown

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the of the James Brown, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of James Brown by him/her self as . Witness my hand and official seal this 26th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $101350

Affiant

Subscribed and sworn before me this 26th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Richard D. Westfield
2817 Barclay Drive
Nashville, Tennessee 37206

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
2323 21st Avenue South, Suite 302
Nashville, Tennessee 37212

Map & Parcel Number:

Map 94-03 Parcel 32