Instr:200003160027197 Page: 1 OF 2
REC'D FOR REC 03/16/2000 2:21:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $342.25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of March, 2000.

Notary Public

My Commission Expires: 11-18-01

R. BARRETT, JR. NOTARY PUBLIC AT LARGE DONALD WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald L. DeMumbrum
221 Brittany Park Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Suite 400
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
162-23-0-A-021.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Ray Akins, an unmarried person**, hereinafter referred to as Grantors, hereby transfers and conveys to **Ronald L. DeMumbrum, an unmarried person,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 21 on the Plan of Brittany Park, Phase 1A, Revision of Lots 11-30, of record in Plat Book 9700, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael Ray Akins, an unmarried person, by deed from Daniel O'Brian and wife, Debra O'Brian, as of record in Book 11766, page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 263, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10016, Page 270, as amended in Book 10772, page 988, and Book 11398, page 4, Register's Office for Davidson County, Tennessee.

Agreements of record in Book 9935, page 753, said Register's Office.

Conveyance of Common Area, as of record in Book 10021, page 60, said Register's Office.

All matters on the boundary plat of record in Book 7900, page 998, said Register's Office.

Homeowners Association Charter of record in Book 10016, page 900, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 221 Brittany Park Circle, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of March, 2000.

Michael Ray Akins

Michael Ray Akins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Ray Akins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2000.

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11-19-01

My Commission Expires

01503-BP