This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 049-00-0
PARCEL: 243.00
GROUP:

Send Tax Bills to:
Thomas Clayton Craven and wife, Helen S. Craven
1223 McAlpine Avenue
Nashville, TN 37216

Instr:200003300031962 Page: 1 OF 2
REC'D FOR REC 03/30/2000 1:51:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $492.10

WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2000 between

Georgia Annette Bratten

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Thomas Clayton Craven and wife, Helen S. Craven

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey by Hal R.Swann, Jr. dated May 25, 1972, as follows:

Beginning at a point in the northerly margin of Brick Church Lane, the southeast corner of the property conveyed to D.W. Swindle by deed from E.B. Shearon et ux, of record in Book 3766, Page 504, Register's Office for said County and the southwest corner of subject tract; thence with said margin South 86 degrees 30' East 170.5 feet, more or less; thence with the line between subject property and property conveyed to E.B. Shearon by deed of record in Book 2590, Page 609, said Register's Office, North 2-1\2 degrees East 1085 feet to the south line of Hodges property; thence with the line between subject property and the Hodges property North 85 degrees West 170.5 feet, more or less; thence with the line between subject property and said Swindle property, South 2 degrees 30' West 1090.73 feet to the point of beginning.

Being the same property conveyed to Georgia Annette Bratten by deed from OBerlyn B. Bratten, a widow of record in Book 10148, Page 204, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Georgia Annette Bratten

Georgia Annette Bratten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Georgia Annette Bratten, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 30th day of March, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

1/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $133,000.00.

Georgia A. Bratten
Affiant

Sworn to and subscribed before me, this 30 day of March, 2000

Notary Public

My Commission Expires: 1/30/2002