Instr:200004040033856 Page: 1 OF 2
REC'D FOR REC 04/04/2000 4:27:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chadwick Brian Lawrence
721 Braidwood Drive
Nashville, Tennessee 37214

MORTGAGEE:
Southeastern Mortgage of
Tennessee, Inc.
115 29th Avenue South
Nashville, Tennessee 37212

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96-10-236
Field Book #:3DZ59158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Myra May, now Sumner, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chadwick Brian Lawrence, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 318 on the Plan of Cloverhill, Section VII, of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Myra May, unmarried, by virtue of a deed from Virginia Frances Weatherly, unmarried, as of record in Book 9732, page 289, Register's Office for Davidson County, Tennessee.
>
> Jeff Sumner, husband of Myra May Sumner, joins in this conveyance to transfer any marital interest he may have said in property.

This is improved property known as 721 Braidwood Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Trust Deed Book 2273, page 88 and easements, covenants and conditions as shown on the Plan of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 we do covenant with the 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 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 our hands this 30th day of March, 2000.

Myra May Sumner
MYRA MAY, NOW SUMNER

JEFF SUMNER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MYRA MAY, NOW SUMNER AND HUSBAND, JEFF SUMNER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of March, 2000.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$88,500.00.**

Charlotte Brian Sumner
AFFIANT

Subscribed and sworn to before me this 30th day of March, 2000.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03