Bk 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MITCHELL A. KOCAK (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 172-12
332 BURGANDY HILL TRAIL (ADDRESS)	801-9TH AVENUE NORTH (ADDRESS)	GROUP A
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	ST. PETERSBURG, FL 33702 (CITY) (STATE) (ZIP)	PARCEL 156.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL A. BROWN AND WIFE, CYNTHIA BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL A. KOCAK AND WIFE, LORI G. KOCAK

HEREINAFTER CALLED THE 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. 72 on the Plan of Section Nine, Brandford Hills, of record in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Brown, married by deed from Claridge Builders, Inc. of record in Book 8871, Page 313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, page 531; All matters appearing on the plan of Bradford Hills Section One, of record in Plat Book 7900, page 6 and amended in Book 7900, Page 414; Declaration of Covenants, Conditions, and Restrictions for Bradford Hills Section One including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 8069, Page 170; and amended in Book 8681, Page 252; Deeds of Conveyance for sanitary sewers of record in Book 8377, Page 769 and Book 8377, Page 808; Dedication of common areas to Bradford Hills Homeowners Association, Inc., of record in Book 8154, Page 304 and Book 9779, Page 672; Charter of Bradford Hills Homeowners Association, Inc. Homeowner's Association, Inc. of record in Book 8071, page 520; all of record in the Register's Office for Davidson County, Tennessee.

Instr:200005030044431 Page: 1 OF 2
REC'D FOR REC 05/03/2000 10:07:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $664.15

unimproved ( )
This is improved (X) property, known as 332 BURGANDY HILL TRAIL, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of April, 2000

MICHAEL A. BROWN

CYNTHIA BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL A. BROWN AND WIFE, CYNTHIA BROWN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 2000

Commission expires 5-28-2000

Catherine R. Tice
Notary Public

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

MICHAEL A. BROWN AND WIFE,
CYNTHIA BROWN

TO

MITCHELL A. KOCAK AND WIFE,
LORI G. KOCAK

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027