Instr:200005240051867 Page: 1 OF 2
REC'D FOR REC 05/24/2000 9:01:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

This Instrument Prepared By:
Sam Sawyer, Attorney at Law
501 North Jackson Street
Tullahoma, Tennessee 37388

Real Property Tax Responsibility & Owner:
Mr. Bruce Mott
Bruce T Mott
PO BOX 91000
NASHVILLE TN 37209

Tax Information:
082-09-132

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, **KAREN ANN KERCE,** have bargained and sold and by these presents do hereby transfer and convey unto **BRUCE MOTT**, hereinafter referred to as "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 in the Subdivision of McGavock City Park, of record in Book 57, Page 101, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the east side of Third Avenue North, formerly College Street, and runs back between parallel lines along the northerly margin of Taylor Street 137 1/2 feet to an alley.

Being the same property conveyed to Karen Ann Kerce, unmarried, by deed from Theresa D. Botts, Lori J. Botts, and Kenneth Eric Botts of record in Book 11362, Page 953, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 16 day of May, 2000.

Karen Kerce
KAREN ANN KERCE

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, **KAREN ANN KERCE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL 16 day of May, 2000.

Notary Public

My commission expires 10701

*I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**40,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.*

Affiant

Subscribed and sworn to before me this 16 *day of* May, *2000.*

Notary Public

My commission expires 10701