STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200005250052293 Page: 1 OF 2
REC'D FOR REC 05/25/2000 10:24:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $368.15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

Alan H. Browning
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2000.

Notary Public

My Commission Expires: 1/18/01

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:
Alan H. Browning
404 English Ivy Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, Tennessee 37204

MAP-PARCEL NUMBERS:
161-11-0-D-077.00 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, **Karen Lynn Theis, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Alan H. Browning, an unmarried man** 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. 0-77 on the Plan of Villages of Brentwood, Phase VII as of record in Plan Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Lynn Theis, unmarried by Warranty Deed from Gwen M. Brandon, unmarried of record in Book 10596, Page 354, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, as amended in Book 7472, Page 108, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7231, Page 809, said Register's Office.

Declaration of Annexation of record in Book 7679, Page 109, said Register's Office.

Dedication of open space of record in Book 7663, Page 928, said Register's Office.

All matters and bearings of record in Book 6900, Page 294, said Register's Office.

All other easements and restrictions of record in 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 404 English Ivy Drive, Nashville, Tennessee 37211.

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 22nd day of May, 2000.

Karen Lynn Theis

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 Karen Lynn Theis, an unmarried woman, 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 22nd day of May, 2000.

Notary Public

11-18-01
My Commission Expires

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

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