This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**Box 60**

ADDRESS NEW OWNER:
**Donald J. Graham, Jr. & Renee Page**
**5204 Roxborough Drive**
**Hermitage, Tennessee 37076**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Bank of America, N.A.**
**2059 Northlake Parkway**
**Tucker, GA 30084**

MAP **98-2**
GROUP
PARCEL **5.00**

# WARRANTY DEED

Instr:200005300053377 Page: 1 OF 2
REC'D FOR REC 05/30/2000 2:53:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lisa A. Cothron, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Donald J. Graham, Jr. and Renee Page, both unmarried, as joint tenants with the right of survivorship**, 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. 26 on the Plan of Roxborough, of record in Book 5200, page 63, said Register's Office.

Being the same property conveyed to Lisa A. Cothron, unmarried by deed from Samuel R. Bass and wife, Kelly D. Bass of record in Book 8973, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 5204 Roxborough Drive, Hermitage, Tennessee 37076.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 26th day of May, 2000.

Lisa A. Cothron

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa A. Cothron, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000