Instr:200006200061150 Page: 1 OF 2
REC'D FOR REC 06/20/2000 9:47:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **June, 2000** by and between **Jeffrey B. Gorman and wife, Sheila M. Gorman** , herein after referred to as GRANTOR, and **Leonard C. Brown** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 61-B of the Zone Lot Division of Lots 49 thru 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79 Rachel's Square Section 2, of record in Plat Book 6250, page 541, Register's Office of said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED to Jeffrey B. Gorman and wife, Sheila M. Gorman by Deed from Vaughn D. Spears and wife, Colleen H. Spears and recorded in Book 10762, page 759, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 804 Rachels View, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jeffrey B. Gorman
Signature of Seller

Sheila M. Gorman
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey B. Gorman and wife, Sheila M. Gorman** , the within named bargainors, 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, at office, this **16th** day of **June, 2000.**

Lori Lloyd-Bolton
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/31/2004

Name and Address of Property Owner:
Leonard C. Brown
804 Rachels View, Hermitage, Tennessee 37076

Send Tax Statements to:
Southeastern Mortgage Co.
115 29th Avenue South, Nashville, TN 37212

Map & Parcel: 075-11-240

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **June, 2000.**

Lori Lloyd-Bolton
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/31/2004

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-266