THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200006280064101 Page: 1 OF 2
REC'D FOR REC 06/28/2000 9:12:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Bobby C. Bratton 1031 Heritage Drive Madison, TN 37115	Union Planters Bank, 112 Long Hollow Pike Goodlettsville, TN 37172	11064046 42-11-A-

FOR AND IN 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,

Louise Clark and husband, Dwight Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby C. Bratton, unmarried

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:

A part of Heritage Village Condoiminium tract as shown per plat of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee, being Unit No. 1031 on the said plat together with the carport designated number 1031, on the said plat together with the carport desginated number 1031, a family unit type No. E, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administative By-Laws thereunto attached and exhibited, recorded in Book 4758 at page 179, Register's Office for Davidson County, Tennessee. Together with each and all of the rights, privilages and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitations such unit's undivided percentage interest in the land and general common ellements; Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, Plan and Administrative By-Law thereunto attached and to the rules and regulations, including but not limited to the payment of assessments.

This conveyance is subject to all restrictions and easements of record.

Being the same property conveyed to Virginia Andrews, unmarried by Deed of record in Book 7621,. Page 873, Register's Office for Davidson County, Tennessee. The Said Virgina Andrews having since died and by Will of record in Will Book 195, Page 52, Probate Court for Davidson County, Tennessee, the property was devised to Louise Clark and Dwight Clark.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1031 Heritage Drive Madison, TN 37115

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 HANDS THIS 26th day of June, 2000

Louise Clark

Dwight Clark

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Louise Clark and husband, Dwight Clark

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 26th day of June, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of June, 2000

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.