THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17391**	STATE OF TENNESSEE: COUNTY OF Davidson: Instr:200007250073429 Page: 1 OF 2 REC'D FOR REC 07/25/2000 1:43:51PM RECORD FEE: $11.00 M. TAX: $0.00 T. TAX: $3145.00 The actual consideration or value, whichever is greater, for this transfer is: $850,000.00 Rhonda H. Brandon Affiant Subscribed and sworn to before me, this 21th day of July, 2000. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: ~~Commission Expires SEPT. 23, 2000~~

WARRANTY DEED

Address New Owner: William D. Brandon 311 Walnut Drive Nashville, Tennessee 37205	**Send Tax Bills To:** AMSOUTH BANK 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	**Tax Information:** MAP 116-11 PAR 71 FB BM645

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES H. GRAVES AND WIFE, JUDY T. GRAVES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RHONDA H. BRANDON, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Walnut Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21th day of July, 2000.

JAMES H. GRAVES

JUDY T. GRAVES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES H. GRAVES AND WIFE, JUDY T. GRAVES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21th day of July, 2000.

My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT. 23, 2000

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 9 and the southerly 50 feet of Lot No. 10, on the Plan of Walnut Grove Subdivision, of record in Book 974, page 2, Register's Office for said County,

Said parts of the Lots Nos. 9 and 10 front together 100 feet on the westerly side of Walnut Drive, and run back bwtween parallel lines 269 feet, more or less, to the easterly margin of Glenside Avenue.

Being the same property conveyed to James H. Graves and wife, Judy T. Graves by deed from Rebecca S. Webb and husband, James A. Webb, III of record in Book 8629, page 419, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5808, page 643; and (3) All matters appearing on the Plan of record in Plat Book 974, page 2, said Register's Office.