Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Instr:200008220082910 Page: 1 OF 3
REC'D FOR REC 08/22/2000 10:50:58AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John G. Brevard, a married man** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Jay O'Leary, a married man** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 16 day of August, 2000.

John G. Brevard

John G. Brevard

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **John G. Brevard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 16 day of August, 2000.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 85,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of August, 2000.

Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map:52/05/115.00

ADDRESS NEW OWNER:
Jay O'Leary
819-821 Denson Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Same.

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennessee, being the norhterly one-half of lot no. 9 on the revised plan of Block "K" Power and Roth Subdivision of madison Park. of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Brevard, a married man from John Brevard, Sr. and John Brevard, Jr. by Quitclaim Deed dated May 13, 1998 and recorded May 21, 1998 in Book 10940, page 698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.