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

Instr:200008300085581 Page: 1 OF 3
REC'D FOR REC 08/30/2000 9:18:09AM
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 S. O'Leary and Kimberly R. O'Leary, husband and wife** (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 29th day of August, 2000.

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 29th day of August, 2000.

Notary Public
My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission Expires 8-19-2001
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00 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 24th day of August, 2000.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map52-05-115.01

ADDRESS NEW OWNER:
825-825 Denson Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Advantage Investors Mortgage Corporation
A Texas Corporation
4405 Beltwood Parkway North
Dallas, TX 75244-3246

2-000623

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly descried as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 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 said County.

Said part of Lot No. 9 fronts 50 feet on the easterly margin of Denson Avenue, formerly Idlewild Avenue, and extends back between paralllel lines 450 feet to a dead line.

Being the same property conveyed to John G. Brevard, a married man from John Brevard, Sr. and John Brevard, Jr. by Quitclaim Deed dated 05/13/98 and recorded 05/20/98, in Book 10939, page 808, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Book 10940, page 696 and Book 10601, page 180, Register's Office for said County.

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