RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2000.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 PUBLIC AT LARGE DAVIDSON TENNESSEE

Instr:200009010086659 Page: 1 OF 2
REC'D FOR REC 09/01/2000 9:40:48AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $543.90

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael A. Rivera and Adrienne L. Babcock
4728 Abbay Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 147-02-0-013.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia P. Brown and husband, Robert A. Brown** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael A. Rivera, an unmarried man and Adrienne L. Babcock, an unmarried woman as joint tenants with full rights of survivorship** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 360 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 360 fronts 85 feet on the northeasterly side of Abbay Drive and extends back 159.7 feet on the southeasterly line and 118.8 feet on the northwesterly line to a dead line in the rear, which is a broken line, on which it measures 81.8 feet.

Being the same property conveyed to Robert A. Brown and wife, Patricia P. Brown by Warranty Deed from Donald F. Trotter and wife, Joanne W. Trotter of record in Book 4450, page 308 in the Register's Office for Davidson County, Tennessee. Robert A, Brown having conveyed his interest to Patricia P. Brown by Quitclaim Deed of record in Book 10229, page 782 in said Register's Office. Robert A Brown hereby joins in this conveyance to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1788, page 108; Book 3164, page 222 and in Book 2438, page 108 all in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4728 Abbay Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of August, 2000.

Patricia P. Brown

Patricia P. Brown

Robert A. Brown

Robert A. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia P. Brown and Robert A. Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2000.

Notary Public

10/22/01

My Commission Expires

02256-BW