Davidson County DEEDWARR
Recvd: 09/14/00 09:46 2pgs
Fees:11.00 Taxes:419.95
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Ervin M. Brown Jr.
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of September, 2000.

Notary Public

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

My Commission Expires: 9-1-2001

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:
Ervin M. Brown Jr.
2628 Willowbranch Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 149-04-0-134.00

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, **Edward S. Barton and wife, Viola G. Barton** hereinafter referred to as Grantors, hereby transfers and conveys to **Ervin M. Brown Jr., an unmarried man** 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. 517, on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 517 fronts 77.98 feet on the northerly side of Willowbranch Drive and extends back 50.89 feet on the westerly line and 150.0 feet on the easterly line to a line in the rear on which it measures 86.16 feet.

Being the same property conveyed to Edward S. Barton and wife, Viola G. Barton by deed dated April 17, 1972 from H. Wesley Petty and wife, Barbara D. Petty of record in Book 4593, page 116, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 79, 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 2628 Willowbranch Drive, Nashville, Tennessee 37217.

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 8th day of September, 2000.

Edward S. Barton

Edward S. Barton

Viola G. Barton

Viola G. Barton

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 Edward S. Barton and wife, and Viola G. Barton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2000.

Notary Public

9-11-04

My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02284-BP