Return To:

Middle Tennessee Escrow Co.
113 Hazel Path
Hendersonville, TN 37075

| | |
|---|---|
| **WARRANTY DEED** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00<br>Affiant<br>Subscribed and sworn to before me, this 26th DAY OF September, 2000.<br>Notary Public<br>MY COMMISSION EXPIRES: 5/30/04<br>(AFFIX SEAL) |
| N-CJ-OO-2222 | |

LAURA SEE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul J. Brenner | AmSouth Bank (NAME) | |
| 8065 Settler's Way (ADDRESS) | 2050 Parkway Office Cr (ADDRESS) | 126-15-A-46CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we IAN D. BLACK AND WIFE, HOLLY BLACK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL J. BRENNER AND WIFE, BARBARA L. BRENNER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ian D. Black and wife, Holly Black by deed from Fox Ridge Homes, Inc., of record in Book 9883, page 495, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9342, page 312 and Book 9735, page 931, Register's Office for said County.

This conveyance is subject to an Easement to Metropolitan Government of record in Book 8992, page 62, and a Deed to State of Tennessee of record in Book 8975, page 753, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 8065 Settler's Way, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 26th day of September, 2000.

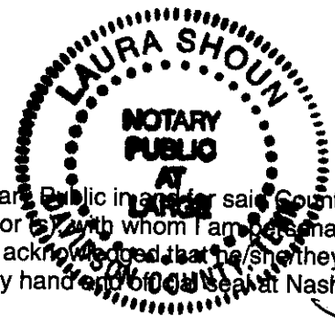
Ian D. Black

Holly Black

Davidson County DEEDWARR
Recvd: 10/02/00 09:16 2pgs
Fees:11.00 Taxes:518.00

20001002-0096875

STATE OF Tennessee
COUNTY OF Davidson




Personally appeared before me, , a Notary Public in and for said County and State, the within named Ian D. Black and wife, Holly Black, the bargainor(s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 2000.

My Commission Expires: 5/30/04

Notary Public

---

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of September, 2000.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138