This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Record/Return To:
Rudy Title and Escrow
100 Hazel Path, Suite A
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/05/00 10:44 3pgs
Fees:15.00 Taxes:148.00

20001005-0099028

WARRANTY DEED

Address new owner as:
Robert H. Braswell
168 Charleston Park
Nashville, Tennessee 37205

Send tax bills to:
Same

Map-Parcel
Map 43-5
Par 204

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert C. Garner, Margaret Anne Bortell, Harry I. Garner, Richard T. Garner, Thomas A. Garner, John H. Garner, James T. Garner, Darenda Ludington, and Dennis G. Garner, have this day bargained and sold, and do hereby transfer and convey to the said Robert H. Braswell, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 1 of Block "B" on the Map of Overlook Estates, of record In Book 843, page 105, Register's Office for Bald County.
>
> Said Lot No. 16 fronts 50 feet on the northerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line,
>
> Being the same property conveyed to C.J. Garner and wife, Sarah Garner by deed from Homer B. Collins and wife, Annie K. Collins of record in Deed Book 1281, page 190, Register's Office Davidson County, Tennessee.
>
> Both C.J. Garnet and wife, Sarah Garner are deceased. The beneficiaries under the Will of Sarah Garner (who are also her heirs at law) are Robert C. Garner, James Garner, Thomas A. Garner, Richard Garner, Harry Garner, John H. Garner and Margaret Anna Bortell (Garner). James Garner is deceased and his heirs at law are his children, Dennis G. Garner, Darenda Ludington and James T. Garner. Sarah Garner's will is filed in the Office of the Probate Court Clerk for Davidson County, Tennessee, as an unprobated will. Robert C. Garner is the appointed Executor of the Estate.

This is improved property known as 225 Wiley Street, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Robert H. Braswell, his heirs and assigns, forever.

And we, Robert C. Garner, Margaret Anne Bortell, Harry I. Garner, Richard T. Garner, Thomas A. Garner, John H. Garner, James T. Garner, Darenda Ludington, and Dennis G. Garner, do covenant

with the said Robert H. Braswell, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And we, Robert C. Garner, Margaret Anne Bortell, Harry I. Garner, Richard T. Garner, Thomas A. Garner, John H. Garner, Darenda Ludington, James T. Garner, and Dennis G. Garner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert H. Braswell, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of September, 2000.

Darenda Ludington
By Robert C. Garner POA
DARENDA LUDINGTON by
Robert C. Garner, POA

Dennis G. Garner
By Robert C. Garner POA
DENNIS G. GARNER by
Robert C. Garner, POA

James T. Garner
By Robert C. Garner, POA
JAMES T. GARNER by
Robert C. Garner, POA

Richard T. Garner
By Robert C. Garner POA
RICHARD T. GARNER by
Robert C. Garner, POA

Margaret Anne Bortell
By Robert C. Garner, POA
MARGARET ANNE BORTELL by
Robert C. Garner, POA

Harry I. Garner
By Robert C. Garner, POA
HARRY I. GARNER by
Robert C. Garner, POA

Robert C. Garner
ROBERT C. GARNER

John H. Garner
JOHN H. GARNER

Thomas A. Garner
THOMAS A. GARNER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 8th day of September, 2000, before me personally appeared Robert C. Garner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of, Margaret Anne Bortell, Harry I. Garner, Richard T. Garner, James T. Garner, Darenda Ludington, and Dennis G. Garner and who acknowledged that he executed the same as the free act and deed of said Margaret Anne Bortell, Harry I. Garner, Richard T. Garner, James T. Garner, Darenda Ludington, and Dennis G. Garner.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Garner, John H. Garner and Thomas A. Garner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2000.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Robert C. Garner

AFFIANT

Subscribed and sworn to before me, this 8th day of September, 2000.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003