20-1-471

Davidson County DEEDWARR
Recvd: 10/25/00 14:48 2pgs
Fees:11.00 Taxes:828.63

20001025-0105908

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **September, 2000** by and between **John G. Owens, a single man** , herein after referred to as GRANTOR, and **David J. Ptaceck** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 36, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, as amended in Book 6912, page 163, and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attahed as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to John G. Owens by deed from Robert H. Chilton, III, Custodian of record in Book 10815, page 836, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3405 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John G. Owens
John G. Owens
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **15th** day of **September, 2000** before me personally appeared Tommy S. Thompson , 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 John G. Owens , and acknowledged that he/she executed the same as the free act and deed of said Tommy S. Thompson

Witness my hand, at office, this **15th** day of **September, 2000.**

Notary Public

My Commission Expires: Nov 24 2001

Name and Address of Property Owner:
David J. Ptaceck
3405 Golf Club Lane, Nashville, TN 37215

Send Tax Statements to:
Mortgage Company of America
2416 21st Avenue South, Ste. 202, Nashville, Tennessee 37212

Map & Parcel 117-07-0-F-036.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$169,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **September, 2000.**

Notary Public

My Commission Expires: Nov 24, 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-471