Davidson County DEEDWARR
Recvd: 12/08/00 14:39 2pgs
Fees:11.00 Taxes:1017.50

20001208-0121304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$215,000.00~~ $275,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 1ST day of DECEMBER, 2000.

Ralphine C. Summers
Notary Public

My commission expires:

RALPHINE C. SUMMERS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE
My Commission Expires Aug. 29, 2001

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
305 GREEN ACRES DR. GOODLETTSVILLE, TN 37072	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 33-14-0/99.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

PATRICIA KAY GARNER FRENSLEY, a single person

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
ALSHENDO BROWN AND WIFE, BELINDA BROWN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT 112 ON THE PLAN OF PLEASANT HILL SUBDIVISION ADDITION, OF RECORDED IN BOOK 3300, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA KAY GARNER FRENSLEY, BY QUITCLAIM DEED FROM SHARON FRENSLEY POTTER AND TRACEY FRENSLEY AND JENNIFER KAY FRENSLEY, DATED NOVEMBER 7, 1996, AND RECORDED NOVEMBER 18, 1996 IN BOOK 10261, PAGE 868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 305 GREEN ACRES DR., GOODLETTSVILLE, TN 37072

This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of Dec., 2000.

_____ X Patricia Kay Garner Frensley

_____ _____

State of Tennessee
County of Davidson

On this 1st day of Dec., 2000, before me personally appeared Patricia Kay Garner Frensley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

_____ _____
Notary Public

RALPHINE C. SUMMERS
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires Aug. 29, 2001

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.