Davidson County DEEDWARR
Recvd: 12/12/00 08:27 2pgs
Fees:11.00 Taxes:325.60

20001212-0122069

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

RETURN TO:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
Brentwood, TN 37027

Map & Parcel No.: 150-11/147

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 2000** between **David Bratton** , GRANTOR, and **Cymethia Brown** , 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 **Antioch,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Towne Village of The Country, Section III, of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 208 fronts 188.37 feet along the north and westerly margins of Towneship Road and extends back 112.71 feet on the northerly line and 110.0 feet on the southwesterly line.

Being the same property conveyed to David Bratton, a single person, by deed from William Clarence Jenkins and wife, Dovie Bobbitt Jenkins, of record in Book 6691, page 72, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Susan K. Bratton herein joins to convey any and all rights and interests she may have, if any.

David Bratton executed this instrument on behalf of Susan K. Bratton pursuant to a Power of Attorney which is being placed of record concurrently herewith.

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.

David Bratton
Signature of Seller

Susan K. Bratton
by David Bratton
her att

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **David Bratton** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **November, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2000 before me personally appeared David Bratton, 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 Susan K. Bratton, and acknowledged that he/she executed the same as the free act and deed of said David Bratton.

Witness my hand, at office, this 30th day of November, 2000.

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

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 $88,000.00 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 30th day of November, 2000.

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

Name and address of Property Owner:

Cymethia Brown
3309 Township Road
Antioch, TN 37013

Property Address:

3309 Township Road
Antioch, TN 37013

Person Responsible for Taxes:

SAME