WARRANTY DEED

Return To:

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: 3/25/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25 2001

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH R. BRENNAN	Same.	MAP 126-15-0-A
(NAME)	(NAME)	
713 Settlers Court		PARCEL 134CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-83892
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENNETH N. LITTON AND WIFE, KAREN E. LITTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH R. BRENNAN AND WIFE, VICKIE BRENNAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 247 on the Resubdivsion of Lots 246 & 247, Section Three, Boone Trace at Biltmore, of record in Book 11190, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kenneth N. Litton and Karen E. Litton, husband and wife, by Deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., of record in Book 11410, Page 406, Register's Office for Davidson County, Tennessee; and by Instrument of Correction to Warranty Deeds and Deed of Trust, being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Boone Trace, of record in Book 9342, Page 312, and rerecorded in Book 9735, Page 931, as amended in Book 10032, Page 813, Book 10306, Page 817, and made applicable to Section 3, in Book 11455, Page 443, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 12/13/00 09:07 2pgs
Fees:11.00 Taxes:619.75

20001213-0122590

unimproved ( )
This is improved (X) property, known as 713 Settlers Court, Nashville, TN 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 our hand s this 17th day of November 2000

Kenneth N. Litton
KENNETH N. LITTON

Karen E. Litton
KAREN E. LITTON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH N. LITTON AND WIFE, KAREN E. LITTON

the bargainor s, 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 and official seal at _____, Tennessee, this 17th day of November

Commission expires 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public