STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of January, 2001.

Notary Public

My Commission Expires: 1/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/26/01 16:04 3pgs
Fees:15.00 Taxes:814.00
20010126-0008215

ADDRESS NEW OWNER(S) AS FOLLOWS:

ELAINE GORDON
313 Culpepper Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-03-0-B-003.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin G. Brothen and wife, Kelly M. Brothen** hereinafter referred to as Grantors, hereby transfers and conveys to **ELAINE Gordon, an unmarried woman** hereinafter referred to as 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. 281 on the Plan of First Revision, Section 5-A, Fredericksburg, as of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin G. Brothen and wife, Kelly M. Brothen by Warranty Deed from Jennifer A. Rucker, unmarried, of record in Book 10631, Page 312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 509, and Book 7900, Page 961, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10694, Page 541, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8920, Page 40, said Register's Office.

By-Laws of record in Book 8920, Page 45 and Book 10694, Page 539, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 313 Culpepper Court, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of January, 2001.

Kevin G. Brothen by Kelly M. Brothen attorney in fact
Kevin G. Brothen

Kelly M. Brothen
Kelly M. Brothen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly M. Brothen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2001.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE

02674-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly M. Brothen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Kevin G. Brothen and is authorized by Kevin G. Brothen to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2001.

Notary Public

11-18-01
My Commission Expires



02674-BP