Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/21/01 11:37 2pgs
Fees:11.00 Taxes:323.75
20010621-0065903

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Gussie A. Freudenthal New Owner 11064046 42-11-A-31
1031 Heritage Drive
Madison TN 37115

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FOR AND IN 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

David B. Bratton, Trustee of the Bobby Courtney Bratton Revocable Living Trust Agreement dated September 22, 2000

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTOHEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Gussie A. Freudenthal and wife, Elsie C. Freudenthal

A part of Heritage Village Condominium tract as shown per plat of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee, being Unit No. 1031 on the said plat together with the carport designated number 1031, on the said plat together with the carport designated number 1031, a family unit type No. E, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758 at page 179, Register's Office for Davidson County, Tennessee. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitations such unit's undivided percentage interest in the land and general common elements; Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, Plan and Administrative By-Law thereunto attached and to the rules and regulations, including but not limited to the payment of assessments.

Being the same property conveyed to Bobby Courtney Bratton, Trustee of the Bobby Courtney Bratton Revocable Living Trust Agreement Dated September 22, 2000, in Instrument No. 200006280064101, Register's Office for Davidson County, Tennessee. Whereas Bobby Courtney Bratton has since been incapacitated, David B. Bratton executes this instrument pursuant to the terms of said Trust as the Successor Trustee.

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

This is improved property known as 1031 Heritage Drive Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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.

DBB

WITNESS OUR HANDS THIS 15th day of June, 2001.

David B. Bratton, Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, David B. Bratton, IN HIS/HER CAPACITY AS Trustee WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Trustee OF THE MAKER AND IS AUTHROIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 15th day of June 2001.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2001.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03