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Box 36

Davidson County DEEDWARR
Recvd: 06/29/01 16:56 3pgs
Fees:15.00 Taxes:3885.00

20010629-0069358

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. David Sheffler **Affiant** Subscribed and sworn to before me, this 28th day of June, 2001. Notary Public My Commission Expires: 10/29/2003

Address New Owner As Follows: Susan F. Kroop 2311 Golf Club Lane Nashville, TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. P.O. Box 57028 Irvin, CA 92619-7028	Map-Parcel Number: 117-6-042 7DA 23195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA B. BROTHERTON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUSAN F. KROOP**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 6 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, dated May ___, 1910, and John Kohl & Company, dated May 9, 1988, as follows:

Beginning in the center of Golf Club Lane at a point 750 feet west of the center line of 23rd Avenue, South, said point being 25 feet north of the northwest corner of the property conveyed to James P. Beattie and wife, by deed from Joseph J. Connor and wife, as of record in Book 1157, page 637;thence southwardly 25 feet to said Beatties's northwest corner, continuing in the same direction and with said Beattie's westerly line 342.7 feet, more or less, in all 367.7 feet to the northerly line of Lot No. 14; thence with said line, westerly 150 feet to the southeast corner of the property conveyed to Harry Jordan, et al, by deed from Irma Lucille Freeland and husband, as of record in Book 996, page 122; thence with Jordan's easterly line, northwardly 368.7 feet to the center of Golf Club Lane; thence with the center of said Lane, eastwardly 150 feet to the beginning.

Being the same property conveyed to William D. Brotherton, III and wife, Patricia B. Brotherton by deed from Timothy J. Flynn and wife, Tracy Lee Flynn, of record in Book 7547, page 490, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 9962, page 92, said Register's Office, William D. Brotherton, III conveyed all right, title and interest in subject property to Patricia B. Brotherton.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Right-of-way for electric light poles as set forth in Book 716, page 362, Register's Office for Davidson County, Tennessee.

This is improved property known as 2311 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

William D. Brotherton, III, joins in this conveyance to convey any right, title and interest he may have in subject property.

WITNESS my hand this 28th day of June, 2001.

Patricia B. Brotherton

William D. Brotherton, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA B. BROTHERTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2001.

Notary Public

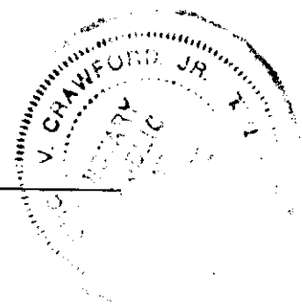
My Commission Expires: 10/25/2003

161815.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM D. BROTHERTON, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2001.



Notary Public

My Commission Expires: 10/25/2003