Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

47

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of July, 2001, by and between FRED A. BRUMBACH and VIVIAN GREEK BRUMBACH, HUSBAND AND WIFE, hereinafter called Grantors, and LEONARD D. PEWITT, A MARRIED MAN, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, FRED A. BRUMBACH and VIVIAN GREEK BRUMBACH, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto LEONARD D. PEWITT, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1008 PRIM DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and theirsuccessors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Fred A Brumbach
FRED A. BRUMBACH
Signature of Seller

Vivian Greek Brumbach
VIVIAN GREEK BRUMBACH
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/10/01 15:44 3pgs
Fees:18.00 Taxes:345.95
20010710-0073664

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRED A. BRUMBACH and VIVIAN GREEK BRUMBACH, HUSBAND AND WIFE AND ~~WIFE, BETTY J. BINKLEY~~, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of July, 2001.

Notary Public

My Commission Expires: 5-30-2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

LEONARD D. PEWITT, A MARRIED MAN

1008 PRIM DRIVE
MADISON, TN 37115

Property Address:

1008 PRIM DRIVE
MADISON, TN 37115

Person Responsible for Taxes:
SEND TAX BILLS TO:
MORTGAGE COMPANY OF AMERICA
2416 21st Avenue South, Ste 202
Nashville, TN 37212

Map & Parcel #: MAP 42-4, PARCEL 8

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$93,500.00** 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 **6th** day of **July, 2001**

Notary Public

My Commission Expires: 10-25-03

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being lot No. 80 on the Map of Primrose Acres Subdivision, of record in Book 2663, page 106, R.O.D.C. Tennessee, said lot No. 80 fronts 140.0 feet on the southeasterly margin of Prim Drive and extends back 302.7 feet on the northeasterly line and 290.5 feet on the southwesterly line to an irregular line in the rear, measuring 131.1 feet thereon.

Being the same property conveyed to FRED A. BRUMBACH and VIVIAN GREEK BRUMBACH, HUSBAND AND WIFE, by Warranty Deed from WILDA M. B. GREEK, of record in Book 11094, Page 330, Register's Office for DAVIDSON County, Tennessee, WILDA M. B. GREEK having reserved for and unto herself a life estate in and to said property. WILDA M. B. GREEK subsequently died on 6-6-00, thereby terminating the said life estate.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 42-4, PARCEL 8).

2. All matters as set forth on the Plan of record in Plat Book 2663, page 106, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.