FILE BOX 45

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2001. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/29/01 13:33 2pgs
Fees:13.00 Taxes:329.30
20011029-0117636

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH R. WARREN	**COLUMBIA NATIONAL INC.**	**70-9-95**
(NAME) **2116 SUMMITT AVENUE**	(NAME) **P. O. BOX 3050**	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) **COLUMBIA, MD 21045-6050**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOYCE M. BRATTEN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH R. WARREN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 17 on the unrecorded map of Bordeauxmont, and described according to a copy of a survey therof made by Geo. W. Watkins, Surveyor, dated June 12, 1959, as follows:

Beginning at a point in the easterly margin of Summitt Avenue, as relocated, said point bbeing 248.48 feet northerly from the northeast corner of said Avenue and a 10 fot alley, being the common corner of Lots Nos. 16 and 17; thence with the margin of said Avenue north 28° 30' east 75.34 feet to an iron pin; common corner of Lots Nos. 17 and 18; thence with the line between said two lots northeasterly, 163.3 feet to the westerly margin of Alpine Avenue; thence with the margin of said Avenue southwesterly 75 feet to the common corner of Lots Nos. 16 and 17; thence with the line between said two lots northwesterly 157.6 feet to the point beginning.

Being the same property conveyed to John R. Bratten and wife, Joyce M. Bratten from Ewing O. Harper, Jr. and wife, Lillian G. Harper by deed of record in Book 3183, page 326, Register's Office for Davidson County, Tennessee.

The said John R. Bratten having since died.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2116 SUMMITT AVENUE, NASHVILLE, TN 37218**
(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 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 my hand this 26th day of **OCTOBER, 2001.**

Joyce M. Bratten

JOYCE M. BRATTEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **October, 2001.**

Jimmy A. Duncan

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC TENN. DAVIDSON COUNTY

Commission expires: October 25, 2003.