File Box 8

Davidson County DEEDWARR
Recvd: 01/18/02 13:47 2pgs
Fees:13.00 Taxes:3968.25
20020118-0007908

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Charles T. Brannon and Susan A. Brannon 5109 Annesway Drive Nashville, Tennessee 37205	Prism Mortgage Co. 5445 DTC Parkway Suite 100 Englewood, CO 80111	Map 116-2-B Parcel 42

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **LORAINE M. LIBERATO,** unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **CHARLES T. BRANNON and wife, SUSAN A. BRANNON** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 47 on the Plan of Hill Place, as of record in Plat Book 7900, page 913 and pages 923 through 932, corrected in Book 9854, page 235 and Book 10058, page 11, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Loraine M. Liberato, married, by quitclaim deed from Rochford Realty and Construction Company, a Tennessee corporation, of record as Instrument No. 20001102-0108809, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantors is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County real property taxes.

(2) Bylaws of Hill Place Homeowners Association of record in Book 9645, page 111, Register's Office for Davidson County, Tennessee.

(3) Charter of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.

(4) Plan of Hill Place of record in Plat Book 7900, pages 913 & 923 through 932, as corrected in Book 9854, page 235, Book 10058, page 112, Book 10270, page 38, and Book 11518, page 393, Register's Office for Davidson County, Tennessee.

(5) Dedication of Common Area of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.

(6) Conveyance of Water Main of record in Book 10693, page 696, Register's Office for Davidson County, Tennessee.

(7) Conveyance of Sewer Main of record in Book 10693, page 700, Register's Office for

Davidson County, Tennessee.

(8) Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, as amended in Book 9658, page 19, Book 10872, page 52, Book 11548, page 57, and as Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.

(9) Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions mentioned above.

(10) Subject to the rights of others in and to the common areas and/or elements.

This is improved property commonly known as 5109 Annesway Dr., Nashville, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15th day of January, 2002.

Loraine M. Liberato

Loraine M. Liberato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Loraine M. Liberato** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of January, 2002.

Notary Public

My Commission Expires: 5/20/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,072,500.00.

Affiant

Sworn to and subscribed before me this 15th day of January, 2002.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 31, 2004

FrenchClayton/Liberto/Deed