Davidson County DEEDWARR
Recvd: 02/15/02 13:35 2pgs
Fees:13.00 Taxes:440.30

20020215-0020350

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by MICHAEL HORVATH, JR., unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, CHRISTOPHER A. BRENNER, and wife, MICHELE J. BRENNER, have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL HORVATH, JR., unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

> Being Lot No. 78, on the plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to CHRISTOPHER A. BRENNER and wife, MICHELE J. BRENNER by deed from Michael L. Hickerson and wife, Patricia E. Hickerson, dated July 24, 1995, of record Book 9739, Page 553, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL HORVATH, JR., his heirs and assigns, forever. And we do covenant with the said MICHAEL HORVATH, JR., unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL HORVATH, JR., his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 8th day of February, 2002.

CHRISTOPHER A. BRENNER

MICHELE J. BRENNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRISTOPHER A. BRENNER and wife, MICHELE J. BRENNER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 8th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 8th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAP 75-10
PARCEL 123.00

ADDRESS OF NEW OWNERS:
MICHAEL HORVATH, JR.
305 Tyler Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
IRWIN MORTGAGE CORPORATION
400 Interstate N. Pkwy, Ste. 580
Atlanta, GA 30339-5030

mgb