After recording return to:

SOUTHERN TITLE SERVICES, LLC
198 E. Main St., Ste. 204
Franklin, TN 37064

WARRANTY DEED

ADDRESS OF NEW OWNER:
TYCHON J. TABERNIK
232 Graeme Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Franklin Financial Mortgage
P.O. Box 687
Franklin, TN 37065

MAP/PARCEL NO.:
95-2/36

THIS INSTRUMENT WAS PREPARED BY:
Clyde Paul Holland, Atty.
2628 Old Lebanon Road.
Donelson, TN 37214

Davidson County DEEDWARR
Recvd: 04/11/02 13:42 1pgs
Fees:13.00 Taxes:323.75
20020411-0045083

The actual consideration or value whichever is greater for this transaction is **$87,500.00**.

AFFIANT:

SWORN to and subscribed before me on this 1st day of April, 2002.

NOTARY PUBLIC

My commission expires: 01-29-05

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT L. BROWN and wife, ELIZABETH W. BROWN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TYCHON J. TABERNIK, an unmarried person**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 122 on the Map of Donelson Hills, as of record in Book 2331, Page 23, Registers Office for said County.

SAID Lot No. 122 fronts 78 feet on the westerly side of Graeme Drive and runs back 200 feet on the northerly line and 197.1 feet on the southerly line to a dead line in the rear, measuring 78 feet thereon.

BEING the same property conveyed to ROBERT L. BROWN and wife, ELIZABETH W. BROWN, by deed from WILLETTE WRIGHT, a single person, of record in Book 7647, Page 917, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters of record in Book 2331, page 23, Register's Office of Davidson County, TN.

This is improved property, known as 232 Graeme Drive, Nashville, TN 37214.

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, his heirs and assigns, forever, and we do 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 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of April, 2002, at Nashville, Tennessee.

Robert L. Brown
ROBERT L. BROWN, Grantor

Elizabeth W. Brown
ELIZAETH W. BROWN, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 1 day of April, 2002, before me personally appeared **ROBERT L. BROWN and wife, ELIZABETH W. BROWN**, to me known, or adequately identified, to be the persons who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

01-29-05
MY COMMISSION EXPIRES:

NOTARY PUBLIC