Davidson County DEEDWARR
Recvd: 05/21/02 14:21 3pgs
Fees:18.00 Taxes:407.37
20020521-0061983

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JASON R. BROWNING AND
WIFE, TIESSA S. BROWNING
624 Sandy Springs Trail
Madison, TN 37115

MAP/PARCEL 052-08/316.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TEN THOUSAND ONE HUNDRED AND NO/100 ($110,100.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **APRIL D. KELLER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **JASON R. BROWNING AND WIFE, TIESSA S. BROWNING**, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in the **Davidson** County, Tennessee, and more particularly described as follows:

BEING Lot No. 107 on the Plan of HERON WALK, PHASE 2, SECTION 5, as of record in Book 9700, page 923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to April D. Keller, unmarried, by deed from Allen Earps and wife, Betty F. Earps, dated February 24, 2000, and of record as Instrument #200002290019539, Register's Office of Davidson, Tennessee. The said April D. Keller is now married to Charles T. Cox.

THIS CONVEYANCE is made subject to Declarations of record in Book 10095, page 461, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JASON R. BROWNING AND WIFE, TIESSA S. BROWNING, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2002 real estate taxes which are to be pro-rated and

assumed by the GRANTEES, applicable zoning and building regulations and permits and all visible easements and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said JASON R. BROWNING AND WIFE, TIESSA S. BROWNING, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND I, CHARLES T. COX, husband of the said APRIL D. KELLER for the above consideration do hereby join in this conveyance for the purpose of conveying any right, title and interest, which I may have and to the herein described property by virtue of the martial laws of the State of Tennessee or otherwise

WITNESS our hands this the 21st day of May, 2002.

April D. Keller
APRIL D. KELLER

Charles T. Cox
CHARLES T. COX

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named APRIL D. KELLER AND HUSBAND, CHARLES T. COX, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 21st day of May, 2002.

DaNita Vantreasel
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC AT LARGE

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 21 day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____