1DZ

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1448

Davidson County DEEDWARR
Recvd: 08/22/05 16:02 2 pgs
Fees:13.00 Taxes:932.40
20050822-0100012

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Mary P. Britt and Susan Britt Ritter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon D. Brugman, married and Paula M. Harwell, unmarried** hereinafter called the **Grantee**, Grantee's 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. 420 on the plan of Richland Realty Company's Division "C" of record in Book 421 page 31 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bernard E. Britt, Jr. and Lorraine B. Payne by deed from Dr. Bernard E. Britt of record in Book 1582 page 25 said Register's Office. Said Lorraine B. Payne is deceased, and she devised her interest in said property to Bernard E Britt, Jr. and Susan Britt Ritter by will probated in the Probate Court for Davidson County, Tennessee and recorded in Will Book 136, Page 364, said Probate Court. Said Bernard E. Britt, Jr. is since deceased, and devised his interest in said property to said Susan Britt Ritter and his spouse. Mary P. Britt, by will probated in the Probate Court for Davidson County, TN, said will being recorded as Instrument No. 20030319-003648, in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 322 Harvard Avenue, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of August, 2005

X Mary P Britt
Mary P. Britt

Susan Britt Ritter
Susan Britt Ritter

State of Tennessee)
County of Davidson)

On this 19th day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary P. Britt and Susan Britt Ritter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 252,000.00.

X Mary P Britt
Affiant

Sworn and subscribed before me on this the 19th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Sharon D. Brugman
[redacted]
908 Gdd Hill Ct.
Franklin, TN 37069

RESPONSIBLE FOR TAX PAYMENT:
Wilson Bank & Trust
623 W. Main
Lebanon, TN 37087

TAX MAP-PARCEL #:
104-5-184