This instrument prepared by:
Nancy King Crawford
Attorney at Law
1929 21st Avenue South
Nashville, Tennessee 37212
615-292-2331

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/12/07 14:25 2 pgs
Fees:13.00 Taxes:740.00

20070112-0005398

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $200,000.00

John R. Bratten, Jr.
Affiant

Subscribed and sworn to before me on this 10th day of January, 2007.

Nancy King Crawford
Notary Public MY COMMISSION EXPIRES:
My Commission Expires April 26, 2010

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Property ID Number:
Edward C. Hatch 3634 Clarksville Pike Nashville, Tennessee 37218	SAME	06912006700

FOR AND IN CONSIDERATION OF Two Hundred Thousand Dollars ($200,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **JOHN R. BRATTEN, JR., as to a one-half undivided interest, and PEGGY D. MATHES, Administrator of the Estate of Joyce Bratten, pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 06P-484, as to a one-half undivided interest.** *(herein called "**Grantors**")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto **EDWARD C. HATCH**, an unmarried individual (herein called "**Grantee**") the following described property, having an address of 3634 Clarksville Pike and being situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

BEGINNING on the northeasterly margin of Highway No. 112 at the southwesterly corner of the property conveyed to Loni E. Nicholson and wife, by deed from Cosie E. Bratton, as of record in Book 1272, page 344, Register's Office for said County; thence with Nicholson's southeasterly line, northeastwardly 172.25 feet more or less to a point 100 feet southwest of the southwesterly line of Lot No. 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 158 feet more or less to the line between Lots Nos. 3 and 4: 158 feet more or less to the line between Lots Nos. 3 and 4; thence with the line between said two lots southwestwardly 178.5 feet to the northeasterly margin of Highway No. 112; thence with same northwestwardly 158 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property taken by the State of Tennessee for the widening of Highway No. 112.

Being the same property conveyed to J.R. Bratten, Sr. and J.R. Bratten, Jr. by Installment Deed dated March 11, 1987 from C.B.S. Realty Company, a Partnership of record in Book 7173, page 311, Register's Office for said County. The said J.R. Bratten, Sr. died in 2000, devising said property to his wife, Joyce Bratten, for his one-half interest in said property. The said Joyce Bratten having since died and said estate was declared to be administered by Peggy D. Mathes as Administrator of the Estate of Joyce Bratten, according to Docket No. 06P-484, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors, heirs and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid. John R. Bratten, Jr. further covenants and binds himself, his heirs and representatives to forever warrant and defend the same against the lawful claims of all persons whomsoever. Peggy D. Mathes, Administrator of the Estate of Joyce Bratten, further covenants and binds herself, her heirs and representatives to forever warrant and defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Peggy D. Mathes, Administrator, but no other.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10th day of January, 2007.

GRANTORS:

John R. Bratten, Jr.

Peggy D. Mathes, Adm.

Peggy D. Mathes, Administrator
Estate of Joyce Bratten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the State and County aforesaid, personally appeared **John R. Bratten, Jr.** with whom I am personally acquainted *[or proved to me on the basis of satisfactory evidence]*, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing his name.

WITNESS my hand and seal, this 10th day of January, 2007.

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES:
April 26, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the State and County aforesaid, personally appeared **Peggy D. Mathes, Administrator of the Estate of Joyce Bratten**, with whom I am personally acquainted *[or proved to me on the basis of satisfactory evidence]*, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by signing her name as the Administrator of the Estate of Joyce Bratten.

WITNESS my hand and seal, this 10th day of January, 2007.

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES:
April 26, 2010

Notary Public

My Commission Expires: _____