STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: August 1990
(AFFIX SEAL)

Return

**THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title Co, 223 Madison Street, S. 106, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Susan A. Pons & husband, Samuel A. Pons (NAME) | Premier Mortgage Corporation (NAME) | 14D-15570 |
| 7746 Whites Creek Pike (ADDRESS) | 1321 Murfreesboro Rd., S. 101 (ADDRESS) | MAP 8-0-62 |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie D. Brooks/and Cindy F. Brooks Maggart unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan A. Pons and husband, Samuel A. Pons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl & Company, Surveyor, dated March 28, 1983, as follows:

Beginning at a point in the center of Whites Creek Pike (formerly Old Springfield Road), said point being the northwest corner of the property conveyed to Hubert H. Crowder, of record in Book 4036, Page 159, Register's Office for Davidson County, Tennessee; thence with the center of said road, northwesterly 433.7 feet; thence South 89 deg. 42' East 248.5 feet; thence 27 deg. East 272 feet; thence South 47 deg. 34' West 75 feet to the beginning, containing 1.04 acres, more or less.

Being the same property conveyed to Ronnie D. Brooks and wife, Cindy F. Brooks by deed from Herlie Coker and wife, Nellie Coker of record in Book 6032, Page 845, Register's Office for Davidson County, Tennessee. The said Ronnie D. Brooks and Cindy F. Brooks having since divorced and the said Cindy F. Brooks having since re-married and is one and the same person as Cindy F. Brooks Maggart.

The undersigned, Brett Maggart joins in this conveyance for the purpose of conveying any and all marital interest he may have in and to the above described property by virtue of his marriage to Cindy F. Brooks Maggart.

unimproved ( )
This is improved ( X ) property, known as 7746 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hand s this 29th day of December 19 89

Ronnie D. Brooks

J. Brett Maggart

Ronnie D. Brooks

Cindy F. Brooks Maggart

Cindy F. Brooks Maggart

STATE OF TENNESSEE

BOOK 8016 PAGE 983

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronnie D. Brooks, Cindy F. Brooks Maggart and husband, Brett Maggart

the bargainor S, 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 Madison, Tennessee, this 29th day of December 19 89

Commission expires 8/5/90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

RONNIE D. BROOKS
CINDY F. BROOKS MAGGART
BRETT MAGGART

TO

SUSAN A. PONS AND HUSBAND,
SAMUEL A. PONS

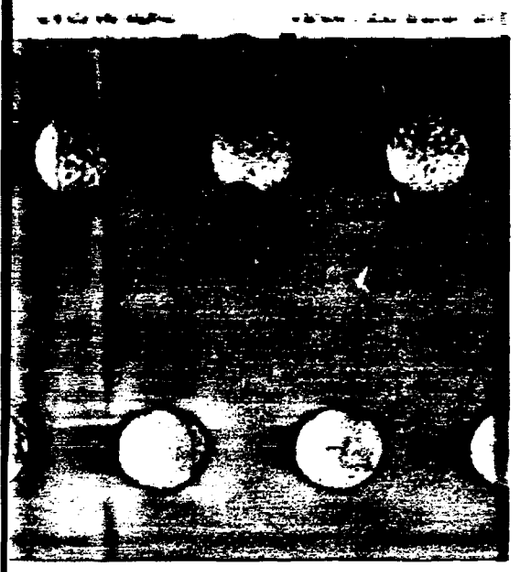
93332

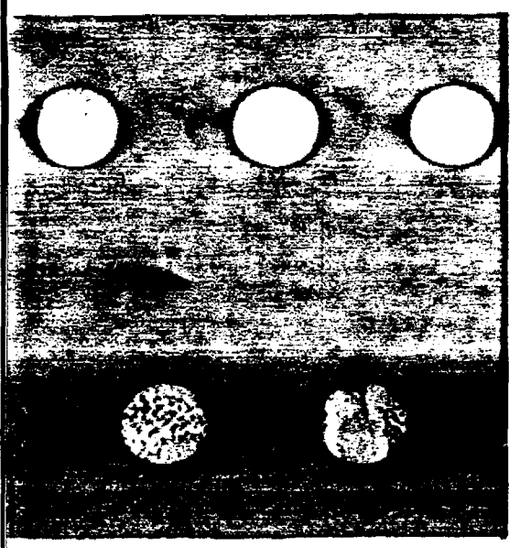
IDENTIFICATION REFERENCE

JAN 3 8 20 AM '90

DAVIDSON COUNTY, TN

7531 01/03 0101 03CHECK 188.50





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 984

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 55000.00
CON TX 181.50
PRFEE 1.00
MTGFEE 6.00
TOTAL 188.50
CHECK 188.50

01/03/90 01 08:29 0001 9531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93332

IDENTIFICATION REFERENCE

JAN 3 8 28 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 280689