BOOK 10346 PG 115

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Karen A. Kerce
2130 Blair Blvd.
Nashville, Tennessee 37212

SEND TAX BILL:
Karen Kerce
1601 Shackle Ford Rd
Nashville, TN 37215

MAP AND PARCEL:
MAP 104-15
PARCEL 151

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Thomas H. Brooks, devisee of the Will of J. S. Tidwell hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Karen A. Kerce, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 18, on the Plan of St. Bernard Place, of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to J. S. Tidwell and wife, Luverna Tidwell by deed from Willie Fall Early of record in Book 1453, Page 381, Register's Office for Davidson County, Tennessee. Luverna Tidwell having predeceased J. S. Tidwell who has since died and the property is vested in Thomas H. Brooks, by Will filed in the Probate Division of the Chancery Court of Williamson County, Tennessee, #95-1591, in Will Book 59, Page 73, Clerk and Master's Office for Williamson County, Tennessee; and by Deed from Donald H. Tidwell, Administrator CTA of the Estate of Stanley J. Tidwell, as recorded in Book 10253, Page 416, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Gypsy L. Brooks of record in Book 10253, Page 418, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2130 Blair Blvd., Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen A. Kerce, her heirs and assigns, forever; and I, Thomas H. Brooks, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of February, 1997. BOOK 10340 PG 116

Thomas H. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas H. Brooks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at , this the 3rd day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 143,000.00.

AFFIANT

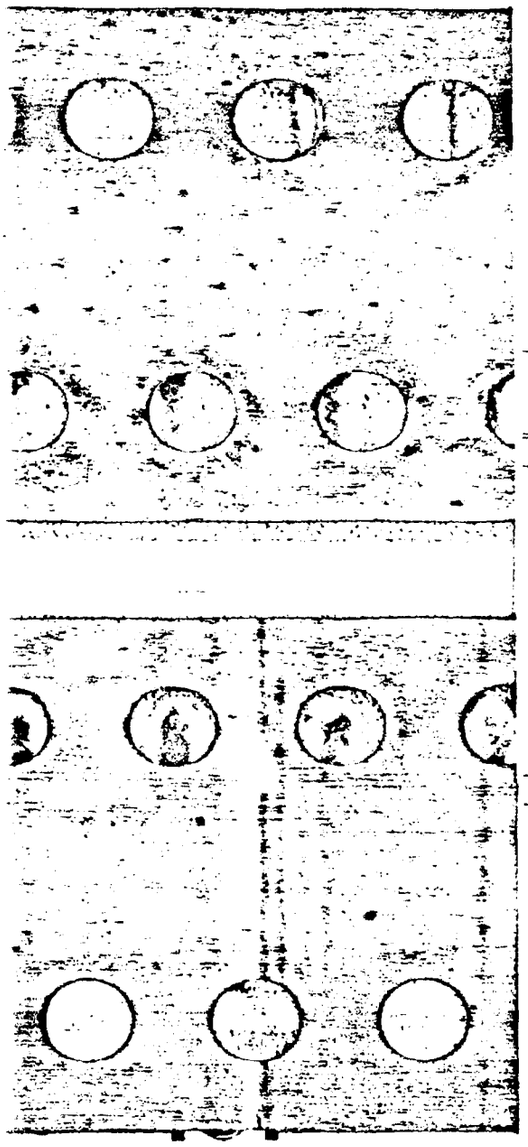
Subscribed and sworn to before me this 3rd day of February, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

3263 02/05 0101 03CHECK 538.10

97 FEB -5 AM 8:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0270208



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10340 PG 117

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 143000.00 |
| | | | CON TX | 529.10 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 538.10 |
| | | | CHECK | 538.10 |
| 02/05/97 | 01 | | 08:50 0001 | 3263 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0270208

IDENTIF. ↑ REFERENCE

97 FEB -5 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1113775