BOOK 10360 PG 774

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Patricia R Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia R. Phipps | Same | MAP 64-16-0-C |
| (NAME) | (NAME) | |
| 919 Bexhill Court South | | PARCEL 83CO |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (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, Richard Lee Brooks and ~~Debra~~ Sue Norris, Paula Kay Stover, Dorothy Marie Russell* Richard Lee Brooks (Heir), Ronnie Ray Brooks, Heirs of the Estate of Ethel** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia R. Phipps

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:

BEING Lot No. 36, on the plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sue J. Brooks and Richard Lee Brooks as tenants in common by Deed from Phillips Builders, Inc. in Book 9026, Page 676, Regiter's Office for Davidson County, Tennessee, the said Sue J. Brooks (aka Ethel Sue Brooks and Esther Sue Brooks) died Testate on November 24, 1996 in Davidson County (Probate No. 978-31) and by the terms of her will devised the subject property to the Grantors above, being all of her heirs.

*PARROTT MP
**Sue Brooks

97 FEB 26 PM 1:43
ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0276605

unimproved ( )
This is improved ( X ) property, known as 919 Bexhill Court South, Hermitage, TN 37076
(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 25th day of February 19 97

Richard Lee Brooks

Dorothy Marie Russell PARROTT MP

DW Deborah Sue Norris
~~Debra~~ Sue Norris

Ronnie Ray Brooks by Richard Lee Brooks Atty in Fact

DEBORAH
Richard Lee Brooks (Heir)

Paula Kay Stover
Paula Kay Stover

BOOK 10360 PG 775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard Lee Brooks and Debra Sue Norris, Paula Kay Stover, Dorothy Marie Russell, Richard Lee Brooks (Heir), Ronnie Ray Brooks, Heirs of the Estate of Ethel Sue Brooks

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 Nashville, Tennessee, this 25th day of February 19 97.

Commission expires 5/24/97

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard Lee Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Ronnie Ray Brooks as his Attorney in Fact as the free act and deed of the within named Ronnie Ray Brooks. Witness my hand and official seal at Nashville, Tennessee the 25th day of February 1997.

My Commission Expires:

TANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

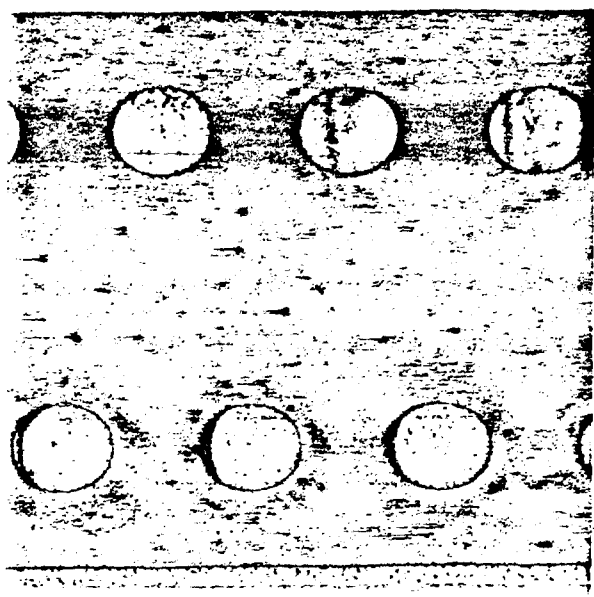
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Lee Brooks, Debra Sue Norris, Paula Kay Stover, Dorothy Marie Russell* and Richard Lee Brooks (Heir) , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February 1997 .

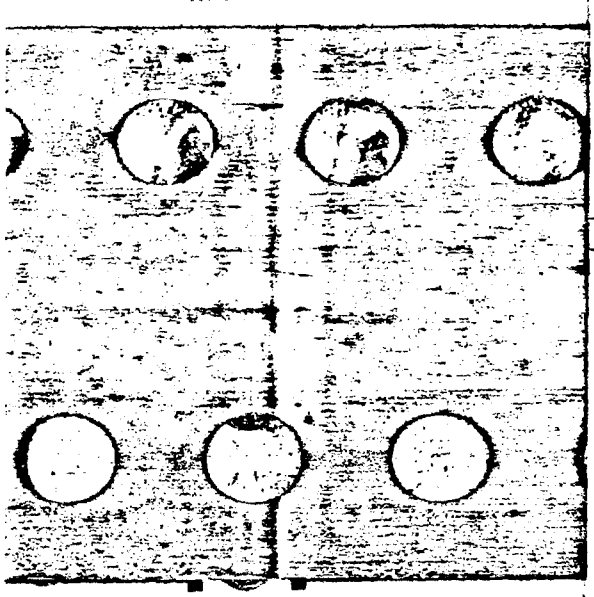
My Commission Expires:

* PARROTT

TANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0219 02/26/97 01:01 CHECK 534.80





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10360 PG 776

| | | |
|---|---|---|
| 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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

02/26/97 01 13:42 0001 0219

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

0276605
IDENTIF. ↑ REFERENCE

97 FEB 26 PM 1:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1120641