18B

BOOK 11439 PG. 900

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 1999** between COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, GRANTOR, and FREDERICK A. BROOKS and KIM J. CAMPBELL-BROOKS, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto FREDERICK A. BROOKS and KIM J. CAMPBELL-BROOKS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, ITS successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 208 BROADMOOR DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, ITS heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, ITS successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized official of GRANTOR on the day and year first above written.

COMMERCIAL CONTRACTORS, INC.

by: _____
CHRIS R. VINCENT, PRESIDENT Signature of Seller

99 APR 20 PM 3:15
REGISTER
DAVIDSON COUNTY, TN.

0576487

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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BOOK 11439 PG. 901

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, CHRIS R. VINCENT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT of COMMERCIAL CONTRACTORS, INC., the within named bargainor, a corporation, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT.

Witness my hand, at office, in MADISON, DAVIDSON County, this **15th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

FREDERICK A. BROOKS and KIM J. CAMPBELL-BROOKS
2715 WHITES CREEK PIKE, J-65
NASHVILLE, TN 37207

Property Address:

208 BROADMOOR DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

GUARANTY TRUST

~~**MADISON**~~ 640 Broadmor Blvd, Suite 100
Murfreesboro, TN 37129

Map & Parcel #: MAP 060-08-0, PARCEL 094.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$92,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bakerwoods, Section One, which plat is of record in Plat Book 7900, page 694, Register's Office for said County. Reference is hereby made to said plan for a more complete and accurate legal description of said lot.

BEING the same property conveyed to COMMERCIAL CONTRACTORS. INC., A TENNESSEE CORPORATION, by QUITCLAIM Deed from THOMAS E. STEWART, TRUSTEE WFP, of record in Deed Book 10965, Page 102, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 060-08-0, PARCEL 094.00).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 694, said Register's Office, which plan includes a 20-foot public utility and drainage easement along the northern lot line; and a 15-ft X 20-ft drive easement along the northwest lot corner.

3. Declaration of Restrictions for Bakerwoods, of record in Deed Book 9917, Page 502, as amended in Book 10922, page 271, Register's Office for DAVIDSON County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11439 PG. 903

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576487

IDENTIFICATION REFERENCE

99 APR 20 PM 3:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	355.40
CHECK	355.40

04/20/99 01 15:17 0001 4948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474901