RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37975) FILE BOX "7"

BOOK 11535 PAGE 848

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110.000.00

Sherry S Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES:

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sherry S. Brown<br>1107 Richmond Drive<br>Nashville, TN 37216 | SAME | 61-7-73<br>15DZ-24950 |

FOR AND IN 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,

GEORGE L. ROOKER, JR., UNMARRIED

1397 06/21 0101 03CHECK 418.00

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERRY S. BROWN, UNMARRIED

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 11th, formerly the 18th Civil District, of Davidson County, Tennessee, being Lot No. 4 and a small portion out of the northeast corner of Lot No. 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by Jno. Barryan, in July 1, 1945, as follows:

BEGINNING on the northerly margin of Richmond Drive at the point of 366.6 ft. more or less, east of the easterly margin of Gallatin Pike, being the common corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 168 feet, to a point 57 ft. south of the northeast corner of Lot No. 3; thence westwardly 7 ft.; thence northwardly 57 ft. to the north line of Lot No. 3; thence with the north line of Lots 3 and 4, eastwardly 77 ft. to the common corner of Lots Nos. 4 and 5; thence with the line between said lots, southwardly 225 ft. to the northerly margin of Richmond Drive; thence with the northerly margin of said Drive, westwardly 70 ft. to the point of beginning.

Being the same property conveyed to George L. Rooker, Jr. by deed from R & R Properties, of record in Book 9888, Page 57, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as 1107 RICHMOD DRIVE. NASHVILLE, TN 37216
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 this 15th day of June, 1999

GEORGE L. ROOKER, JR.

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

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 George L. Rooker, Jr. et ux Jennifer A. Rooker

the bargainors 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 16th day of June, 1999.

Commission Expires: 5/26/02

Notary Public

ALAN D. MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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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

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STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

Notary Public

0602009
99 JUN 21 AM 10:38
REFERENCE

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

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0602009

IDEN/IX & REFERENCE

99 JUN 21 AM 10:38

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | |
| | 110000.00 |
| CON TX | 407.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 418.00 |
| CHECK | 418.00 |

06/21/99 01 10:43 0001 2097

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

**No.** 1480656