WARRANTY DEED

LYNNE SORENSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES APRIL 29 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Deloris Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 1999.

Lynne Sorenson
Notary Public

MY COMMISSION EXPIRES May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy V. Brooks Sr.	First Trust Mtg. Co	41-2-5
(NAME)	(NAME)	
1317 Valley Trail	PO Box 17257	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Memphis, Tn. 38187-0257	
(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, Chris B. Cockrell and wife, Leanora A. Cockrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy V. Brooks Sr., married, 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:

BOOK 11646 PAGE 643

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Breckenridge Valley of record in Plat Book 4460, Page 167, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris B. Cockrell and wife Leanora A. Cockrell, by deed of record in Book 10143, Page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1317 Valley Trail, Whites Creek, TN 37189

(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.

99 SEP -2 AM 10:25 199906311589

MAP & PARCEL NUMBER OR REFERENCE

BILL BURRETT REGISTER
DAVIDSON COUNTY, TN.

$602.63 09/02/99 0101 02CHECK

Witness my our hand(s) this 30th day of August, 1999.

Chris B. Cockrell

Leanora A. Cockrell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the aforesaid State and County, the within named Chris B. Cockrell and wife Leanora A. Cockrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and upon their oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 1999.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 645

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

063 | 589

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAHT

	159900.00
CON TX	591.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	602.63
CHECK	602.63

09/02/99 01 10:25 0001 3907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511949