WARRANTY DEED

STACY D. GAFFORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 08-20-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delores Hines (NAME)	SAME (NAME)	42-13-41
710 Tuckahoe Dr (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (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, Elizabeth N. Brooks a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delores Hines and husband, James Hines

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 Davidson County, Tennessee, being part of Lots 7 and 8, on the plan of Kemper Hights, Section Four of record in Book 2854, Page 65, Regester's Office for Davidson County, Tennessee.

Said part Lots 7 and 8 front together 243.43 feet of the northeasterly side of Tuckahoe Drive, and runs back 339.60 feet on the northwesterly line and 205 feet on the easterly line to a dead line in the rear measuring 17.25 feet thereon.

Being the same property conveyed to Elizabeth N. Brooks and husband, Edward V. Brooks by deed dated 10/28/87, from Martha Ann Hudgins Parham, Executrix, filed for record on 11/09/87, in Book 7399, page 37, Register's Office for Davidson County, Tennessee. Edward V Brooks having since died.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Instr:200004050034537 Page: 1 OF 2
REC'D FOR REC 04/05/2000 4:00:31PM
RECORD FEE: $11.12
M. TAX: $0.00 T. TAX: $582.75

unimproved ( )
This is improved (X) property, known as 710 Tuckahoe Dr. Madison, Tennessee 37115
(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 my hand this 30th day of March, 2000

Elizabeth N. Brooks

Elizabeth N. Brooks
M. EMB

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 Elizabeth M. Brooks

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of March, 2000.

Commission expires

Notary Public

BETSY M. GAFFORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

My Commission Expires 08-2003

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 , .

My commission expires

Notary Public