PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41932
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/00 16:20 2pgs
Fees:11.00 Taxes:1104.45

20001003-0098136

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David J. Patton Rebekah Walker 6454 Currywood Drive Nashville, TN 37209	Homeside Lending, Inc. P.O. Box 45776 Jacksonville, TL 32256-5116

TAX MAP-PARCEL NUMBERS: 115-15-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 298,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Craig Brooks and spouse, Wendy P. Brooks,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Patton and spouse, Rebekah Walker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of West Meade Farms, Section "P" of record in Plat Book 2133, Page 22, Register's Office for said County.

Said Lot No. 275 fronts 155.0 feet on the northeasterly margin of Currywood Drive and extends back 241.9 feet on the northwesterly line and 299.1 feet on the southeasterly line to a dead line in the rear, measuring 164.0 feet thereon.

Being the same property conveyed to James Craig Brooks and wife, Wendy P. Brooks by deed from Mary H. Rankin, unmarried of record in Book 6743, Page 522, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 22, said Register's Office, which Plan shows a 85 foot minimum building setback line from Currywood drive and a 10 foot easement for public utility purposes along the rear line(s); as amended to 70 feet by instrument of record in Book 2152, Page 501, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and for Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6043, page 326, said Register's Office.

This is improved property, known as: 6454 Currywood Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2000.

James Craig Brooks

Wendy P. Brooks

State of Tennessee
County of Davidson

On this 26th day of July, 2000, before me the undersigned authority, personally appeared **James Craig Brooks** and **Wendy P. Brooks**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE 7/24/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 298,500.00

Affiant

Sworn and subscribed before me on the 27th day of July, 2000.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE 7/26/2003