Davidson County DEEDWARR
Recvd: 10/04/00 15:00 2pgs
Fees:11.00 Taxes:268.25

20001004-0098573

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF September, 2000.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 20, 2002

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHONDA R. BROOKS 3257-B ANDERSON ROAD ANTIOCH, TN 37013	CTX MORTGAGE COMPANY P.O. BOX 199000 DALLAS, TX 75219-9000	150-7-236

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,

RICKY LYNN NICHOLSON AND WIFE, ROBIN P. NICHOLSON

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

RHONDA R. BROOKS, AN UNMARRIED WOMAN

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:

Being Lot No. 2A, on the Plan of Zone Lot Division, Lots 2, 3 and 4, Lakeshore Woods, Section One, as shown on plat of record in Plat Book 6250, page 484, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 2A fronts 40.2 feet on the East margin of Anderson Road, and extends back 135 feet on the North line and 138.1 feet on South line to a dead line in the rear, measuring 37.01 feet thereon.

Being the same property conveyed to Ricky Lynn Nicholson and wife, Robin P. Nicholson by deed from Security Federal Savings and Loan Association of Nashville, dated June 9, 1989, recorded in Book 7866, page 36, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 3257-B ANDERSON ROAD, ANTIOCH, TN 37013
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 29TH day of September, 2000

RICKY LYNN NICHOLSON

ROBIN P. NICHOLSON

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 RICKY LYNN NICHOLSON AND WIFE, ROBIN P. NICHOLSON

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 29TH day of September, 2000.

Commission Expires: 5-26-02

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged _____self to be the _____.the within named bargainor, and corporation, and that ____he_____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the _____ day of September, 2000.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, 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 that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____
Notary Public