Davidson County DEEDWARR
Recvd: 02/08/01 09:46 3pgs
Fees:15.00 Taxes:203.50
20010208-0012461

PICK-UP

ADDRESS OF NEW OWNER:
Michael Brooks, et ux
923 Gilmore Ave.
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP 118-1
PARCEL 284

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GWENDOLYN MATTHEWS, THOMAS BROOKS, VIVIAN WHITE, WILLYE M. JONES, IDA M. BROOKS, MILDRED BROOKS, ROSEMARY ROBERTSON, JEAN L. BROWN, RAY A. DYER, IRIS STEWART, ANGELA PARKS, ALLEN BROOKS, ALICE FANNING, BARBARA BROOKS, GREGORY BROOKS AND MONICA BROOKS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL BROOKS AND WIFE, CYNTHIA BROOKS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

> Being Lot No. 80 on the Plan on Montrose Place as of record in Book 57, page 93, Register's Office for said County.
>
> Said Lot No. 80 fronts 50 feet on the south side of Gilmore Avenue and runs back between parallel lines 160 feet to an alley in the rear.
>
> Being the same property conveyed to Alice L. Brooks, a widow,(now deceased) by deed from Charles Cunningham and wife, Margaret Cunningham, of record in Book 4362, page 530, Register's Office for Davidson County, TN.The grantors herein received their interests by the laws of descent and distribution as heirs of Alice L. Brooks.

Improved property known as 923 Gilmore Ave., Nashville, TN 37204.

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 HANDS THIS 07 DAY OF February 2001.

Gwendolyn Matthews

Willye Jones by Gwendolyn Matthews w/ P.O.A

Mildred Brooks by Gwendolyn Matthews w/ P.O.A

Jean L. Brown by Gwendolyn Matthews w/ P.O.A

Iris Stewart by Gwendolyn Matthews w/ POA

Allen Brooks by Gwendolyn Matthews w/ P.O.A

Barbara Brooks by Gwendolyn Matthews w/ POA

Monica Brooks by Gwendolyn Matthews w/ POA

Vivian White by Gwendolyn Matthews w/ P.O.A

Thomas J. Brooks by Gwendolyn Matthews w/ P.O.A

Rosemary Robertson by Gwendolyn Matthews w/ P.O.A

Ray A. Dyer by Gwendolyn Matthews w/ POA

Angela Parks by Gwendolyn Matthews w/ P.O.A

Alice Fanning by Gwendolyn Matthews w/ P.O.A

Gregory Brooks by Gwendolyn Matthews w/ POA

Ida Brooks by Gwendolyn Matthews w/ P.O.A.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Gwendolyn B. Matthews
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07 DAY OF February, 2001.

Jodena C. Campbell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 09-25-2004

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of Feb, 2001, personally appeared before me, Gwendolyn Matthews, to me known to be the person executed the foregoing instrument on behalf of Vivian White, Willye Jones, Thomas Brooks, Ida Brooks, Mildred Brooks, Rosemary Robertson, Jean L. Brown, Ray A. Dyer, Iris Stewart, Angela Parks, Allen Brooks, Alice Fanning, Barbara Brooks, Gregory Brooks and Monica Brooks with power of attorney and as their attorney in fact and acknowledges that she executed the same as the free act and deed of

the aforementioned persons.

Gwendolyn B. Matthews
Gwendolyn Matthews

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joelena C. Campbell, a Notary Public in and for said County and State, the within named Gwendolyn Matthews, by power of attorney, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 07 day of February, 2001.

Joelena C. Campbell
NOTARY PUBLIC

My Commission Expires: 09-25-2004

Prepared by:
MONTE D. WATKINS
Attorney at Law
1510 Parkway Towers
Nashville, TN 37219
(615) 244-2432