Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1386

Davidson County DEEDWARR
Recvd: 07/13/01 14:46 2pgs
Fees:13.00 Taxes:560.55
20010713-0074887

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, the undersigned **Mary Frances Brackman, a widdow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Brooks, and spouse Anita G. Brooks**, 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. 1208 on the plan of Charlotte Park, Section 21, of record in Book 3700, pages 10 and 11, Register's Office for said County.

Said Lot No. 1208 fronts 80 feet on the northeasterly margin of Annex Avenue and extends back 159.1 feet on the northwesterly line and 162.0 feet on the southeasterly line to a line in the rear, measuring 65.45 feet thereon.

Being the same property conveyed to Robert A. Brackman and wife, Mary F. Brackman by deed from Dewey Lee Roberts, Jr. and wife, Roberta Sue Roberts, of record in Book 8982, page 989, said Register's Office. The said Robert A. Brackman is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 396 Annex Ave, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 10th day of July, 2001

Mary Frances Brackman

Mary Frances Brackman

State of Tennessee)
County of Davidson)

On this 10th day of July, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Frances Brackman, the bargainor(s), 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.

Notary Public

My Commission Expires: 7/23/2003

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 151,500.00.

Affiant

Sworn and subscribed before me on this the 10th day of July, 2001.

Notary Public

My Commission Expires: 9-29-2002

NEW OWNER:
James D. Brooks
396 Annex Ave
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Coldwell Bankers Mortgage
2001 Bishops Gate Blvd.
Mt. Laurel, NJ 08054

TAX MAP-PARCEL #:
102-3-166