WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 08/28/01 13:50 2pgs
Fees:13.00 Taxes:499.50

20010828-0093273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-6884-E

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Hanks (NAME)	Coldwell Banker Mortgage (NAME)	MAP 42
806 N. Graycroft Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	GROUP 3
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	PARCEL 94

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, James Neal Brent and Betty Kimbrough Brent, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Hanks and Michelle D. Hanks, a married person
Husband and wife

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 Lot No. 4 on the Plan of Castle Grove Subdivision, Section I, as of record in Book 2900, Page 60, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Graycroft Avenue, the common corner of Lots Nos. 3 and 4; thence easterly along the line between said Lots 209.2 feet to a point; thence northerly 178.44 feet to a point in the southerly margin of Graycroft Court; thence westerly along said margin of said Court 201.78 feet to the beginning of a curve; thence southwesterly around said curve 39.27 feet to a point in the easterly margin of Graycroft Avenue; thence southerly along said margin of said Avenue 157.5 feet to the point of beginning.

Being the same property conveyed to James Neal Brent and wife, Betty Kimbrough Brent by deed from William R. Taylor and wife, Mary Evelyn Taylor of record in Book 5027, Page 242, Register's Office for Davidson County, Tennessee. The said parties having since divorced.

THE GRANTOR(S) HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF JAMES NEAL BRENT AND BETTY KIMBROUGH BRENT.

Twila K. Brent executes this instrument as Attorney-In-Fact on behalf of James Neal Brent, pursuant to the Power of Attorney being recorded by Instrument Number 20010828-0093272 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 806 N. Graycroft Avenue, Madison, TN 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 our hand s this 24th day of August, 2001

James Neal Brent
By: Twila K. Brent, POA
Twila K. Brent, Attorney-in-fact

Betty Kimbrough Brent

DCTN01WC

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 BETTY KIMBROUGH BRENT 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 Goodlettsville, Tennessee, this 24th day of August, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared TWILA K. BRENT to me known to be the person who executed the foregoing instrument in behalf of JAMES NEAL BRENT, and acknowledged that she executed the same as the free act and deed of the said JAMES NEAL BRENT.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24th day of August, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

My Commission Expires: _____