WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/24/01 15:08 2pgs
Fees:13.00 Taxes:372.13

20010924-0103134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road
Hermitage, Tennessee 37076

H-0233

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick P. Brooker	Pulte Mortgage Corporation	103-04-0-390.00
(NAME)	(NAME)	
4105 A Nebraska Avenue	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Engelwood, CO 80012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Arthur M. Wiencken Jr. and wife, Anitra Todd Wiencken, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick P. Brooker, unmarried 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 the easterly part of the westerly 50 feet of Lot No. 53 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 3323, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot 53 having been divided by a zone lot division, and is more fully described as being side "A", as per a survey by Stanford & Associates, Inc. dated September 13, 1984, and recorded in Plat Book 6250, Page 216, Register's Office for said County.

Being the same property conveyed to Arthur M. Wiencken, Jr. and wife, Anitra Todd Wiencken by deed from Steve Moore and wife, Kathy L. Moore of record in Book 9394, Page 519, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4105 A Nebraska Avenue, Nashville, TN 37209

(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 hands this 30th day of August, 2001.

Arthur M. Wiencken Jr.

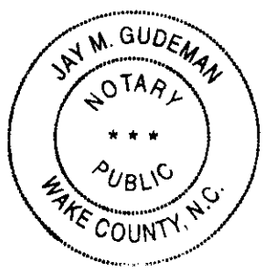
Anitra Todd Wiencken

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur M. Wiencken Jr. and wife, Anitra Todd Wiencken the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2001.

Commission expires: 7/8/04



Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076