WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/01 15:05 2pgs
Fees:13.00 Taxes:458.80

20011008-0109424

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 7/27/2002
(AFFIX SEAL)

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires JULY 27 2002

Return To: and **THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel V. Brooks	Countrywide Home Loans, Inc	MAP 72-3
(NAME)	(NAME)	
1213 McChesney Avenue	4500 Park Granada	PARCEL 64
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Calabasas, CA 91302-1613	
(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, Oak Crest Properties I, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel V. Brooks and wife, Pamela A. Brooks

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 the westerly 1/2 of Lot No. 216 on the Plan of Inglewood Place, as shown on plat of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Oak Crest Properties I, LLC by Warranty Deed from Aubrey Hiam of record in Instrument No.# 20010813-0087031, ~~Register's Office for~~ Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO AGREEMENT FOR EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4277, PAGE 771, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1213 McChesney Avenue, Nashville, TN 37216
(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 my hand this 3rd day of October, 2001

Oak Crest Properties I, LLC
By: Oakcrest Properties

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard J. Puncochar XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX respectively of the Oak Crest Properties, LLC the within named bargainor, and corporation, and that he as such Manager and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Richard J. Puncochar as such XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, and attesting the same by the said Richard J. Puncochar as such Manager.

Witness my hand and official seal at office at Madison, TN on this the 23rd day of October, 2001 .

My commission expires 7/27/2002

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002