RETURN TO:

Davidson County DEEDWARR
Recvd: 05/13/02 08:28 2pgs
Fees:13.00 Taxes:263.44

20020513-0058226

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

PREPARED BY:
~~RECORD~~ AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)**40805 FILE BOX "7"**

WARRANTY DEED

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

~~MY COMMISSION EXPIRES SEPTEMBER 24, 2005~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,200.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 7TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-24-05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOW$:	SEND TAX BILLS TO:	MAP-PARCEL #
ERICKA N. BROOKS	NATION One MORTGAGE 50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184	**82-8-269**

FOR AND IN 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 **JOHN D. DENTON, AN UNMARRIED PERSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICKA N. 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 Lots No. 7 and 8 on the map of F. O. Beazley's Subdivision of Vaughn Tract, of record in Plat Book 2, page 105, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to John D. Denton by Quitclaim Deed from Timothy E. King and wife, Melody C. King, as to an undivided one-half interest, of record in Book 11506, page 261, Register's Office for Davidson County, Tennessee and being the same property conveyed to John D. Denton, an undivided one half interest and Timothy E. King and wife, Melody C. King, an undivided one-half interest, of record in Book 11201, page 581, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as **614 McFerrin Avenue, Nashville, Tennessee 37206**

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 7TH DAY OF MAY, 2002

JOHN D. DENTON

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 JOHN D. DENTON, AN UNMARRIED PERSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7TH day of May, 2002.

NOTARY PUBLIC

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005