THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

H-0511

WARRANTY DEED

THIS INDENTURE, made this 26 th day of May, 2002 between **CHAD C. BANKS AND WIFE, KATHRYN V. BANKS** of **DAVIDSON** County, Tennessee, First Parties, and

Elaine M. Brooks and Jeremy S. Federman, joint tenants with rights of survivorship of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Chad C. Banks and wife, Kathryn V. Banks

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

CHAD C. BANKS

KATHRYN V. BANKS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHAD C. BANKS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2002.

Notary Public
Printed name: Larry S. Banks

My commission expires: 2-14-06
(NOTARY SEAL)

LARRY S. BANKS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Davidson County DEEDWARR
Recvd: 08/12/02 12:14 3pgs
Fees:18.00 Taxes:617.90

20020812-0097116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KATHRYN V. BANKS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2002.

Notary Public
Printed name: LARRY S. BANKS

My commission expires: 2-14-06
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Elaine M. Brooks
828 Templeton Drive
Nashville, TN 37205

RESPONSIBLE TAXPAYER:
Guaranty Residential Lending
3001 Metro Drive
Bloomington, MN 55425

CLT# _____

Map & Parcel No: 102-11-0-013.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 167,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 5th day of August, 2002

Notary Public
Printed Name DANA DELWORTH

My commission expires 11/27/04

DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 384 on the Map of Brook Meade, Section X, of record in Plat Book 2331, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad C. Banks and wife, Kathryn V. Banks by deed from Terry W. Craft and wife, Teresa K. Craft, of record in Book 11610, Page 668, Register's Office for Davidson County, Tennessee.

SIGNED FOR IDENTIFICATION:

CHAD C. BANKS

KATHRYN V. BANKS