WARRANTY DEED R-CLI-02-0905	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,300.00 Kathy Barnett Affiant Subscribed and sworn to before me, this 31st DAY OF July 2002. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Barnett	Mercantile Mortgage	
	(NAME)	
905 Idlewild Drive	470 Olde Worthington Road	52-6-4
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Suite 300 Westerville, Ohio 43082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT A. BROOKS AND BRENDA HOLLIS AND MICHAEL BEATY AND JAMES A. BROOKS, JR. AND ~~TERESA~~ Teresa * ~~BAURNSTARK~~ AND STEVEN BEATY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHY BARNETT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:
Baumstark

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Giant Oak Subdivision of record in Book 1424, Page 54, and Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80 feet on the westerly side of Idlewild Avenue and extends back 502.7 feet on the northerly line and 538.8 feet on the southerly line to a dead line in the rear on which it measures 87.8 feet.

Being the same property conveyed to James A. Brooks and wife Frances M. Brooks by Deed dated September 18, 1964 and filed for record on September 21, 1964 in Book 3813, Page 868 Register's Office for Davidson County, Tennessee.

James A. Brooks and wife Frances M. Brooks have both since deceased ~~leaving Robert A.~~ ~~[illegible]~~ The property is now vested in*

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*Robert A. Brooks, Brenda Hollis, Michael Beaty, Jams A. Brooks, Teresa Baumstark and Steven Beaty by Last Will and Testament of Myrtle Frances Myers Brooks (aka Frances M. Brooks) recorded concurrently herewith in Instrument No. 20020813-0098066 and by Affidavit of Heirship recorded concurrently herewith in Instrument No. 20020813-0098067, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 905 Idlewild Drive, Madison, Tennessee 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 my/our hand(s) this 31st day of July, 2002.

Robert A. Brooks
Robert A. Brooks

Brenda Hollis
Brenda Hollis

Mike Beaty
Michael Beaty

James A Brooks Jr
James A. Brooks, Jr.

Davidson County DEEDWARR
Recvd: 08/13/02 15:09 5pgs
Fees:28.00 Taxes:345.21
20020813-0098068

Teresa ~~Baumstark~~ Baumstark

Steven ~~Beaty~~

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Kathy Barnett

Robert A. Brooks

James A. Brooks, Jr.

Brenda Hollis

Teresa Baurnstark

Michael Beaty

Steven Beaty

(R-CLI-02-0905.PFD/R-CLI-02-0905/19)

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Brooks, James A. Brooks, Jr., Brenda Hollis, Teresa Burnstark, and Michael Beaty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this 31 day of July, 2002.

NOTARY PUBLIC

My Commission Expires: [illegible]

NOTARY PUBLIC
My Comm. Exp. Jun. 31, 2004

STATE OF WASHINGTON,
County of King } ss.

I hereby certify that I know or have satisfactory evidence that Steve Beaty
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 7-30-02

Notary Public in and for the State of Washington

Tara Kreutzer
Printed Name

residing at Kent, WA

My appointment expires 4-19-06

Notary Seal
TARA KREUTZER
NOTARY PUBLIC
COMMISSION EXPIRES
4-19-06
STATE OF WASHINGTON