Davidson County DEEDWARR
Recvd: 11/25/02 11:53 2pgs
Fees:13.00 Taxes:1498.50
20021125-0145975

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19650**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 21st day of NOVEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Val Carlton Brooks, Jr. 4202 Estes Road Nashville, TN 37215	Irwin Mortgage Corporation 9265 Counselors Row Indianapolis, IN 46240	MAP 130-4 PAR 29 FB 07DA 32060

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM R. STEED AND WALTER G. STEED, HEIRS-AT-LAW OF CAROLYNE S. SMART ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to VAL CARLTON BROOKS, JR. AND WIFE, DENISE BROOKS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4202 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of NOVEMBER, 2002.

WILLIAM R. STEED, HEIR-AT-LAW

WALTER G. STEED, HEIR-AT-LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM R. STEED AND WALTER G. STEED, HEIRS-AT-LAW OF CAROLYN S. SMART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of NOVEMBER, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Comptonwood Subdivision, as of record in Plat Book 974, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel T. Smart and wife, Carolyne S. Smart by deed from R. Glenn Hammonds and wife, Virginia M. Hammonds of record in Book 4028, page 644 and re-recorded in Book 8676, page 731, said Register's Office. Samuel T. Smart has since died. Carolyne S. Smart has subsequently died leaving William R. Steed and Walter G. Steed as her only heirs-at-law.

This conveyance is made subject to (1) Easement of record in Book 4006, page 624; and (2) All matters appearing on the Plan of record in Plat Book 974, page 10, said Register's Office.