01

Realty 42A

Davidson County DEEDWARR
Recvd: 01/09/03 13:13 2pgs
Fees:13.00 Taxes:203.50
20030109-0004227

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH L. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

**The actual consideration or value, whichever is greater, for this transfer is $55,000.00.**

Affiant

**Subscribed and sworn to before me, this 6th day of January, 2003.**

Notary Public
**My commission expires: 11/29/03**

01-0212-24315

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Lauren O. Westbrook | New Owner | 92-6 647.01 |
| ~~2424 Booker Street~~ 3503 Geneva Circle | | |
| Nashville, TN ~~37208~~ 37209 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jon E. Stark, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lauren O. Westbrook and husband, Fred E. Westbrook, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, TN, being Lots 1 & 2 on the plan of G. W. Ashcraft Subdivision, as of record in Book 57, page 59, Register's Office for said County.
>
> Said Lots adjoin and front 63.3 feet on the easterly side of 25th Avenue North and run back 110 feet on the southerly line along the northerly margin of Booker Street and 120 feet on the northerly line along the southerly line of a 12 foot alley to a dead line in the rear on which they measure 66.8 feet thereon.
>
> Being the same property conveyed to Jon E. Stark by special warranty deed from WMC Mortgage Corporation, of record in Instrument No. 200003280031255, Register's Office for Davidson County, TN.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Also subject to Metro Codes Letter of record in Instrument No. 20020802-0092896, said Register's Office.
>
> This property is improved property known as 2424 Booker Street, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of January, 2003.

Jon E. Stark by
Jon E. Stark

STATE OF TENNESSEE

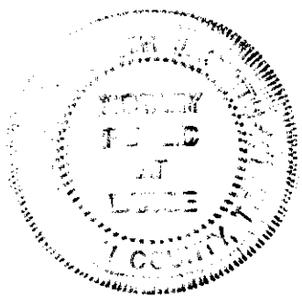
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Macon Dew, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jon E. Stark and that he is authorized by Jon E. Stark to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 6th day of January, 2003.

Notary Public

My Commission expires: 11/29/03



My Commission Expires
November 29, 2003