Return to
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(1)

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner / Scott + Sheree Brooks
1433 Cedarway Lane
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 01/28/03 13:38 2pgs
Fees:13.00 Taxes:821.40
20030128-0011633

MAP PARCEL NUMBERS
MAP/PARCEL 172-9-CO

172-03-0-A 009.00 Co

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of January, 2003, by and between **VINCENT L WINDROW and STACY B WINDROW, husband and wife**, party of the first part, and **Scott Forrest Brooks and Sheree Brooks, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$222,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of the Woodlands, Phase 1, Section 1, of record in Book 6900, pages 498 and 499, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vincent L. Windrow and wife, Stacy A. Windrow by Warranty Deed from Associates Relocation Management Company, Inc., executed on 5/13/99 and filed for record on 6/2/99 in Book 11506, Page 303, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

VINCENT L WINDROW

STACY B WINDROW

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **VINCENT L WINDROW and STACY B WINDROW, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of January, **2003.**

My commission expires 7-30-05

Alan D. Roberts
Notary Public

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$222,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of January, **20 03.**

Alan D. Roberts

PROPERTY ADDRESS:
1433 CEDARWAY LANE
NASHVILLE, TN 37211

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE