# WARRANTY DEED

B-HC-03-6024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Charlene W. Oakley | Charlene W. Oakley | |
| 6024 Manor Place (ADDRESS) | 6024 Manor Place (NAME) (ADDRESS) | 160-12-194 |
| Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID A. BROOKS AND WIFE, CATHY S. BROOKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLENE W. OAKLEY, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 223 on the Revised Plan of Hearthstone, Phase 6, as of record in Plan Book 6900, pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Brooks and wife, Cathy E. Brooks by Deed dated May 14, 1993, filed for record on May 19, 1993 in Book 8951, Page 361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 5409, page 485; Book 6917, page 575 and Book 6753, page 982, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6024 Manor Place, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of March, 2003.

David A. Brooks

Cathy S. Brooks

Davidson County DEEDWARR
Recvd: 03/24/03 11:39 2pgs
Fees:13.00 Taxes:777.00

20030324-0038472

STATE OF Tennessee

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that David A. Brooks and wife, Cathy S. Brooks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of March, 2003.

Notary Public

My Commission Expires: 5/3/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903