WARRANTY DEED

ET-03-3856

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, SUBPARCEL NUMBERS
Kathy Coleman, a married woman	Professional Mortgage Group	
(NAME)	(NAME)	
425 Foothill Drive	1535 W. Northfield Blvd. Suite 2	106-16-24
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Murfreesboro, TN 37129	
(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 TRACIE ANN BROOKS AND HUSBAND, CHAD BROOKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHY COLEMAN, A MARRIED WOMAN, 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:

Being Lot No. 39 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Page 33 and Page 34, Register's Office for Davidson County, Tennessee.

Said Lot 39 fronts 193 feet on the westerly side of Foothill Drive and extends back 197 feet on the northerly and 196.3 feet on the southerly line to a dead line, measuring 165 feet theron.

Being the same property conveyed to Tracie Ann Pennington by Deed from Stephen Lewis Pennington dated February 22, 1999 as of record in Deed Book 11393, Page 63, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stephen L. Pennington and wife, Tracie A. Pennington from Resemary Pennington by Deed of Record in Book 9262, Page 710, Register's Office for Davidson County, Tennessee.

Tracie Ann Brooks is one and the same person as Tracie Ann Pennington.

Said Chad Brooks joins in this Warranty Deed for the purpose of conveying and waiving such marital rights, if any, he may have in and to the said property.

This conveyance is subject to any and all exsisting restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 425 Foothill Drive, Nashville, Tennessee 37217
(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 24th day of March, 2003.

Tracie Ann Brooks

Tracie Ann Brooks

CHAD W. BROOKS

Davidson County DEEDWARR
Recvd: 03/31/03 10:55 2pgs
Fees:13.00 Taxes:538.35
20030331-0041691

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tracie Ann Brooks , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2003.

My Commission Expires:

7-29-06

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 24th day of March, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW