PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SK) Title No: 44406

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/03 12:37 2pgs
Fees:13.00 Taxes:403.30
20030411-0048621

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James D. Brewer 2625 Emery Drive Nashville, Tennessee 37214	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$109,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Belinda Brooks, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Brewer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Meadowview Acres, Section I of record in Book 2133, page 50, Register's Office for said County.

SAID Lot 5 fronts 86.0 feet on the southerly margin of Emery Drive and extends back 191.5 feet on the westerly lien and 176.5 feet on the easterly line to a dead line in the rear, measuring 87.3 feet thereon.

BEING the same property conveyed to Belinda Brooks by deed from William O'Neal Crunk, Sr. and Cynthia Denise Crunk of record in Document No. 20020730-0091138, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 50, said Register's Office, which Plan shows a 50 foot minimum building setback line from Emery Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a T.V.A. Transmission Line Easement across the rear portion of said lot; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Instrument of record in Book 4365, page 757, said Register's Office; Restrictive Covenants of record in Book 2144, page 517, said Register's Office.

This is improved property, known as: 2625 Emery Drive, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2003 .

Belinda Brooks

Belinda Brooks

State of TENNESSEE

County of WILLIAMSON

On this 4th day of April, 2003 , before me the undersigned authority, personally appeared **Belinda Brooks** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 28, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $109,000.00

Jennifer McDowell

Affiant

Sworn and subscribed before me this 4th day of April, 2003

My Commission Expires: 3/25/06

Notary Public