WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 05/02/03 15:12 2pgs
Fees:13.00 Taxes:514.30

20030502-0059089

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Cathy L. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-1060-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy L. Brooks (NAME)	Coldwell Banker Mortgage (NAME)	MAP 25-16
407 Alta Loma Road (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 54
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henrietta H. Frensley, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy L. Brooks, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 4 on the Map of Goodlettsville Heights, Section IV, as of record in Book 2133, Pages 43 and 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 140 feet on the westerly side of Alto Loma Road and runs back between lines, 267.7 feet on the north line and 264 feet on the south line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Houston T. Frensley and wife, Henrietta H. Frensley by deed from George H. McMurtry and wife, Katie Horn McMurtry of record in Book 3880, Page 883, Register's Office for Davidson County, Tennessee.

The said Houston T. Frensley having died on February 21, 1992 leaving Henrietta H. Frensley as tenant by the entirety.

Jerry Frensley executes this instrument as Attorney-in-Fact on behalf of Henrietta H. Frensley, pursuant to the Power of Attorney recorded in Instrument No. 20030502-0059088, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 407 Alta Loma Road, Goodlettsville, TN 37072
(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 hand this 1st day of May, 2003

Henrietta H. Frensley
By: Jerry Frensley
Jerry Frensley, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Frensley, to me known to be the person who executed the foregoing instrument on behalf of Henrietta H. Frensley, and acknowledged that he executed the same as the free act and deed of said Henrietta H. Frensley.

Witness my hand and official seal at office, this May 1, 2003.

Bertie Jo Whitaker
Notary Public

My Commission expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE