PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 05/05/03 12:59 2pgs
Fees:13.00 Taxes:225.70
20030505-0059488

W & I Ref: (SK) Title No: 44463

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Ross Winchel<br><br>1369 Holly Tree Gap Road<br>Brentwood, Tennessee 37027 | Capital Bank and Trust Company<br>1820 West End Avenue<br>Nashville, Tennessee 37203 |

**TAX MAP-PARCEL NUMBERS:** 149-05-163

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$61,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Doug Brooks and Denny Stamps, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Winchel** 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. 81 on the Plan of 2nd Revision, section Five, Terragon Trail of record in Book 5200, page 18 Register's Office for said County.

Said Lot No. 81 fronts 47.21 feet on the northeasterly margin of Terragon Trail and extends back 125.87 feet on the northwesterly line and 148.16 feet on the southerly line to a dead line in the rear, measuring 77.00 feet thereon.

Being the same property conveyed to Doug Brooks and Denny Stamps by deed from Cornerstone Home Properties. LLC., a Tennessee limited liability company of record in Instrument No. 20030404-0044867, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 18, said Register's Office, which Plan shows a 20foot minimum building setback line from Terragon Trail and a 10 foot easement for public utility and drainage purposes along the rear line(s), and a 2.5 x 25 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot.

**This is improved property, known as: 4777 Terragon Trail, Nashville, Tennessee 37013**

**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 29th day of April, 2003 .

Doug Brooks

Denny Stamps

**State of** TENNESSEE
**County of** WILLIAMSON

On this 29th day of April, 2003 , before me the undersigned authority, personally appeared **Doug Brooks and Denny Stamps** , 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.

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26 ...

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: $61,000.00

Affiant

Sworn and subscribed before me this 29th day of April, 2003

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26 ...

Notary Public