File #200330199

Davidson County DEEDWARR
Recvd: 05/06/03 12:05 2pgs
Fees:13.00 Taxes:628.63

20030506-0060130

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

James D. Brookes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2003.

Karen M. Tate
Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Brookes and Tina M. Brookes	Countrywide Home Loans	Map: 161-07-133
(NAME) 5137 Amalie Drive	(NAME) 1520 Memorial Blvd., Ste 104	
(ADDRESS) Nashville TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DOROTHY J. JONES, an unmarried woman, and STANTON W. SULLIVAN AND WIFE, SHERRY G. SULLIVAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES D. BROOKES AND WIFE, TINA M. BROOKES, 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 all of Lot No. 55, on the Plan of McMurray Woods Addition, Section 1, as shown by plat appearing of record in Book 4675, Pages 6 and 7, amended in Instrument No. 20021112-0139719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dorothy J. Jones, Stanton W. Sullivan and wife, Sherry G. Sullivan and by Warranty Deed of record in Book 6506, Page 828, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 4727, Page 673 and, any and all matters as shown on plat of record in Book 4675, Pages 6 and 7, amended in Instrument No. 20021112-0139719; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5137 Amalie Drive, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 25th day of April, 2003.

Stanton W. Sullivan

Sherry G. Sullivan

Dorothy J. Jones

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Dorothy J. Jones, Stanton W. Sullivan and wife, Sherry G. Sullivan, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of April, 2003.

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167