Davidson County DEEDWARR
Recvd: 05/27/03 14:28 2pgs
Fees:13.00 Taxes:425.50

20030527-0071318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Ruby T. Deal
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2003.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RACLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruby T. Deal
256 Willard Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Chase Manhattan Mortgage
P.O. Box 78824
Phoenix, AZ 85021

MAP-PARCEL NUMBERS:
Map & Parcel:148-05-0-133.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lucille Brooks, widowed** hereinafter referred to as Grantors, hereby transfers and conveys to **Ruby T. Deal** hereinafter referred to as 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. 136 on the Plan of Haywood Acres, Section 5, of Record in Book 3106, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J. D. Brooks and wife, Lucille Brooks, by Warranty Deed Equity Mortgage Funding, Inc., of record in Book 8450, Page 451, Register's Office for Davidson County, Tennessee, dated September 24, 1991. The said J. D. Brooks now Deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3106, Page 67, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 256 Willard Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of May, 2003.

Lucille Brooks by Jake Brooks
her Attorney in Fact

Lucille Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jake Brooks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact for Lucille Brooks, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as Attorney in Fact for Lucille Brooks.

Witness my hand and official seal this 22nd day of May, 2003.

Notary Public

My Commission Expires: 2/3/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

212-HH