This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Timothy C. Abbott
411 High Street
Nashville, TN 37211

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 06/11/03 12:44 2pgs
Fees:13.00 Taxes:109.15
20030611-0080706

SEND TAX BILL TO:
Owner

MAP **106-09-**
GROUP **0**
PARCEL **030.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann E. Brooks, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Timothy C. Abbott**, unmarried, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Section One, Woodycrest as of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 70 feet on the northerly side of Hutton Drive and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Robert L. Brooks and Ann E. Brooks, his wife, by deed from Mildred M. Warpool Grenier dated February 1, 1982, of record in Book 5848, page 131, Register's Office for Davidson County, Tennessee. Robert L. Brooks having since deceased (Tennessee Death Certificate #8601196 dated 3/18/86) leaving Ann E. Brooks as sole owner by the right of survivorship.

This is improved property known as 1908 Hutton Drive, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to restrictive covenants contained in an instrument of record in said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1835, page 25, said Register's Office.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1835, page 25, Register's Office for Davidson County, Tennessee.

6. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of June, 2003.

Ann E Brooks

Ann E. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ann E. Brooks, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2003.

NOTARY PUBLIC

REBECCA R. KENNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $29,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. KENNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003