WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 08/12/03 10:14 1pgs
Fees:13.00 Taxes:449.92

20030812-0115087

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 5/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina C. Brooks	SAME	53-9-93
(NAME)	(NAME)	
904 Tamarack North	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SAME	
(CITY) (STATE) (ZIP)	(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, **James Westmoreland Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina C. Brooks,** _____, 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, State of Tennessee, described as follows, to wit;
Land in Davidson County, Tennessee being Lot No. 61B, Kimbolton Subdivision, Phase II, of record in Plat Book 6900, page 792-794, Zone Lot Division of record in Plat Book 6900, page 899, Register's Office for Davidson County, Tennessee.
Said Lot No. 61B fronts 21.38 feet on the easterly side of Tamarack North and runs back 166.46 feet on the southerly lot line and a total of 122.54 feet on the northerly lot line to a broken line in the rear which measures a total of 105.48 feet thereon.

Being the same property conveyed to James Westmoreland Jr. by Deed from Jimmy L. Adams and wife, Darlene Adams dated 8/3/98, of record in Book 11050, page 103, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 904 Tamarack North, Madison, TN 37115
(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 our/my hands this 8/4/03.

James Westmoreland Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared James Westmoreland Jr. the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 8/4/03.

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE

Notary Public