1st

# WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 45,000.00

Brooks Investment Group - Grant Brooks, president
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8-15-03

Notary Public

MY COMMISSION EXPIRES:.

(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 |
|---|---|---|
| Brooks Investment Group | SAME | Part of 094-02-068.00 |
| (NAME) | (NAME) | |
| Lot 131 Eastside Avenue | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | 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, **Isaac Zimmerle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooks Investment Group**, 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:

**SEE ATTACHED EXHIBIT A**

This is unimproved ■ improved property, known as Lot 131 Eastside Avenue, Nashville, TN 37206
(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 8/15/03.

Isaac Zimmerle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared ISAAC ZIMMERLE 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 15TH DAY AUGUST 2003

Commission expires:

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

Notary Public

Davidson County DEEDWARR
Recvd: 08/21/03 10:43 2pgs
Fees:13.00 Taxes:166.50

20030821-0121478

File No.: 11009192

# EXHIBIT A

Land located in Davidson County, Tennessee, and further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Map of the United Electric Railway's Addition, as of record in Book No. 161, page 8, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all matters shown of record in Book 161, page 8, Register's Office of Davidson County, Tennessee, this property is subject to an Easement of record in Book 2694, page 207; and conveyed subject to any requirements to Metro Mapping, Zoning and Property Assessor.

Being part of the same property conveyed to Isaac Zimmerle by Deed from Glen Adams, Executor for the Estate of Mary Allice Adams dated 12/31/02 and recorded 1/7/03, of in Instrument # 200301070002599, Register's Office for Davidson County, Tennessee.
Property Address:
Lot 131 Eastside Avenue
Nashville, Tennessee 37206