File #200310381

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,400.00.

Carmen S. Sparkman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2003.

Carol R Lowery
Notary Public

MY COMMISSION EXPIRES: 11/3-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Municipal Center, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen S. Sparkman	Countrywide Home Loans	Map: 118-03-124
(NAME) 2749 Rosedale Place	(NAME) 1520 Memorial Blvd., Ste 104	Parcel:
(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, TINA MARIE BROOKES AND HUSBAND, JAMES DAVID BROOKES, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CARMEN S. SPARKMAN, 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. 25, on the Plan of Section Two, Rosedale Place, as shown by plat appearing of record in Plat Book 11190, Page 18, 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 Tina Marie Brookes and husband, James David Brookes by Warranty Deed dated 10/29/99 of record in Book 11730, Page 634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Dedication of Easement of record in Book 7757, Page 16; and, any and all matters shown on plat of record in Plat Book 1190, Page 18; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2749 Rosedale Place, 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 my hand this 4th day of September, 2003.

Tina Marie Brookes
Tina Marie Brookes

James David Brookes
James David Brookes

Davidson County DEEDWARR
Recvd: 09/08/03 11:12 2pgs
Fees:13.00 Taxes:634.18

20030908-0130742

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Tina Marie Brookes and husband, James David Brookes 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 4th day of September, 2003.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027