(2)

File #200350772

Davidson County DEEDWARR
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Fees:13.00 Taxes:254.19

20030929-0143481

LINDA V. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Brooks	Suntrust Mortgage	Map 108-3-0
(NAME) 3038 Casa Drive	(NAME) P.O. Box 57028	Parcel 055.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Irvine CA 92619-7028	
(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, **JOHN H. SIMON, JR., MARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GERALD BROOKS, UNMARRIED**, 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. 103-A, on the Plan of Zone Lot Division, Lots 42-48 and 102-107, Section Five, Patio Villa, as shown by plat appearing of record in Plat Book 5200, Page 686, amending plat of record in Plat Book 5200, Page 633, 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 John H. Simon, Jr. by Warranty Deed dated 06/02/98 of record in Book 10973, Page 760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 6555, Page 576 and Book 7266, Page 827; By-Laws of record in Book 5970, Page 861, amended of record in Book 6406, Page 799; Master Deed of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978; Homeowners' Association of record in Book 6031, Page 493; Deed of Common Area to Homeowners' Association of record in Book 6155, Page 236, and of record in Book 6155, Page 234; Avigation Easement in Book 9398, Page 708; Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements (zone lot); and, any and all matters shown on plat of record in Plat Book 5200, Page 686, amending plat of record in Plat Book 5200, Page 633, all in the Register's Office for Davidson County, Tennessee.

Linda A. Simon, spouse of John H. Simon, Jr., hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 3038 Casa Drive, Nashville, TN 37214
(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 our hands this 26th day of September, 2003.

John H. Simon, Jr.

Linda A Simon, by John H. Simon, Jr., her Attorney in Fact

STATE OF Tennessee

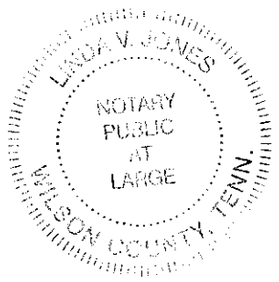
COUNTY OF Davidson

On this 26th day of September, 2003, before me personally appeared John H. Simon, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Linda A. Simon and is authorized by him/her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20030929-0143480 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 26th day of September, 2003.

Notary Public

My Commission Expires: 1-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076