#120

Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615.776.7461
Fax: 615.776.7491

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/01/03 10:05 2pgs
Fees:13.00 Taxes:471.75
20031001-0144688

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $127,500.00

Affiant

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Subscribed and sworn to before me, this 19th day of September, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas R. Stainbrook 117 Dellrose Dr. Nashville TN 37214	New Owners	084-14-152

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles William Webster Jr. and Patrice Jones, formerly known as Patrice Colclough, devisees under the Will of Charles William Webster, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas R. Stainbrook and wife, Joyce A. Stainbrook, hereinafter called the Grantees, their successors 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 lot No. 22 on the Plan of Donelson Meadows, Section 2, of record in Book 2133, Pages 100-101, said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles William Webster, Jr. and Patrice Colclough, devisees under the Will of Charles William Webster. Being the same property conveyed to Charles W. Webster and wife, Betty Ruth Webster by deed from C. J. Sain and wife, Celestine Sain, of record in Book 2346, Page 560, Registers Office for Davidson County, Tennessee. Betty Ruth Webster since died, survived by her husband, Charles W. Webster, who subsequently died testate, October 22, 2002. By Will of record in Davidson County Probate Court Clerk's Office Docket No. -02P-1905, decedent devised property to Charles William Webster, Jr. and Patrice Colclough, said Register's office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 117 Dellrose Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of September, 2003.

Charles William Webster Jr.,

Devisee under the Will of Charles William Webster

Patrice Jones, formerly know as Patrice Colclough

Devisee under the Will of Charles William Webster

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles William Webster Jr. and Patrice Jones, formerly known as Patrice Colclough, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 19th day of September, 2003.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.