Davidson County DEEDWARR
Recvd: 12/01/03 10:31 2pgs
Fees:13.00 Taxes:199.80
20031201-0172335

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
STONEBROOK INVESTMENTS, INC.
P. O. Box 1603
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-1
PARCEL 206.00
06DA-15899

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruby T. Deal, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto STONEBROOK INVESTMENTS, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 162 and the easterly 10 feet of Lot No. 161, on the Plan of Overhill City & H. W. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 162 and the easterly part of Lot No. 161 front together 60 feet on the northerly margin of Rose Avenue, and runs back between parallel lines 150 feet to an alley; Lot 162 running back with the westerly margin of Fox Avenue.
>
> Being the same property conveyed to Carlton L. Deal and wife, Ruby T. Deal, by deed from Aubrey M. Puckett, a single person of record in Book 4647, Page 435, Register's Office for Davidson County, Tennessee. The said Carlton L. Deal having since died.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2003 have been pro-rated and and paid.

This is improved property known as 218 Rose Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STONEBROOK INVESTMENTS, INC., its successors and assigns, forever; and I, Ruby T. Deal, a widow do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of November, 2003.

Ruby T. Deal
Ruby T. Deal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruby T. Deal, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of November, 2003.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

Terry Mears
AFFIANT

Subscribed and sworn to before me this 20th day of November, 2003.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.