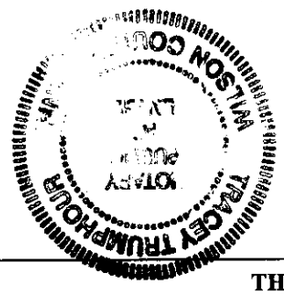
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2003.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/22/03 12:17 2pgs
Fees:13.00 Taxes:754.80

20031222-0181754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Alderson III	Mortgage Services, Inc.	MAP 098-09-0-A
(NAME) 409 Breeze Point	(NAME) 1801 E. EMPIRE, SUITE 2	PARCEL 094.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) BLOOMINGTON Illinois 61704	
(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, K. Alan Brookover and Wife, Joy A. Brookover , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Alderson III, A Single Person , 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:

Being Lot No. 177 on the Plan of Lakeshore, Phase Three-A, as of record in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to K. Alan Brookover and Wife, Joy A. Brookover by Warranty Deed dated June 19, 1998 from David M. Hergert and wife, Kathryn A. Hergert of record in Book 10986, Page 812, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 409 Breeze Point, Hermitage, TN 37076

(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 my/our hand(s) this 18th day of December, 2003.

K. Alan Brookover

K. Alan Brookover

Joy A. Brookover

Joy A. Brookover

STATE of TENNESSEE
COUNTY of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Alan Brookover and Joy A. Brookover the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

My Commission Expires: 1-23-06

Notary Public

File Number23120025
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WILSON COUNTY TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR