C3

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 01/12/04 11:03 2pgs
Fees:13.00 Taxes:458.80
20040112-0004479

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater is $124,000.00.

Subsribed and sworn before me this the 2nd day of January, 2004.

Affiant

Notary Public

(Affix Seal) My Commission expires: 3/14/05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** 301390

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Peter Eugene Brooks and wife, Pennie Lee Brooks
984 Todd Preis Drive
Nashville, TN 37221

Send tax bills to:
First Horizon Home Loans d/b/a
P.O. Box 146
Memphis, TN 38101

Map 142-5-D Parcel 58

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert M. Latimer, widower

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Peter Eugene Brooks and wife, Pennie Lee Brooks

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit M-404, together with the carport designated No. M-404-C in River Plantation, Phase One, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being all of the property conveyed to Robert M. Latimer by Deed from Haury and Smith Contractors, Inc. of record in Book 4937, Page 89, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 984 Todd Preis Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 2nd day of January, 2004.

Robert M. Latimer

Robert M. Latimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Robert M. Latimer , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 01/02/04.

My commission expires:
8-28-05

Notary Public

GREGORY FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE