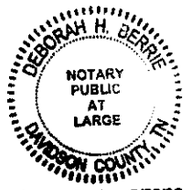
Box 14-A
16899-1

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/08/04 08:45 2pgs
Fees:13.00 Taxes:133.20



20040308-0025868

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2004.

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cathy S. Brooks	**SunTrust Mortgage, Inc.**	**147-16-158**
4908 Pearson Place	**201 4th Avenue North, 7th Floor**	
Nashville, Tennessee 37211	**Nashville, TN 37219**	

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, I,

Noble Louis Sinor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cathy S. 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 Lot No. 225 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, 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 Frances C. Sinor, by Deed from Van Kermit Long and wife, Maylene B. Long, of record in Book 3346, Page 220, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Herbert W. Page and wife, Frances S. (Sinor) Page, by Quitclaim Deed recorded in Book 5472, Page 423, said Register's Office. The said Herbert W. Page having since died, title re-vested in Frances S. Page as surviving tenant by the entirety (see also non-acknowledged Executor's Quitclaim Deed recorded as Instrument No. 20010605-0058600, said Register's Office.) The said Frances S. Page having since died leaving a Last Will and Testament and Codicil which were admitted to probate under Case No. 03P-1044, said Probate Court Clerk's Office, a copy of said Will and Codicil being recorded in Volume 5356, Page 1165033. Pursuant to said Will, as modified by the said Codicil, the property was devised to Cathy S. Brooks and Noble Louis Sinor (see also non-acknowledged Executor's Quitclaim Deed recorded as Instrument No. 20040128-0010842, said Register's Office.)

THIS conveyance is subject to subject to Restrictive Covenants of record in Book 2598, Page 491, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X___) Unimproved (____) property, known as: **4908 Pearson Place, Nashville, Tennessee 37211**

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 convenant 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 **3rd** day of **March, 2004.**

Noble Louis Sinor 3/4/04

Noble Louis Sinor

STATE OF TENNESSEE)
COUNTY OF Anderson)

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

Witness my hand and official seal at Clinton, Tennessee, this **3rd** day of **March, 2004.**

STACTIA D. TAYLOR NOTARY PUBLIC AT LARGE ANDERSON CO. TEN

Notary Public

My Commission Expir
02/26/2005

My Commission Expires:_____