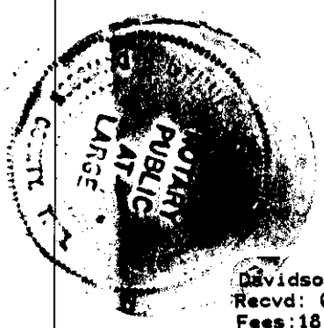
PICK-UP

3IB W+P

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/18/04 14:59 3pgs
Fees:18.00 Taxes:740.00

20040318-0031057

STATE OF TENNESSEE
COUNTY OF: Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

Tina M. Brookes

Tina M. Brookes, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 17th DAY OF MARCH, 2004

Notary Public

MY COMMISSION EXPIRES: Jan 24-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Philip Breeden **104 Century Oak Drive** **Franklin, TN 37064**	**Same**	**118-7-111**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, TINA M. BROOKES FORMERLY KNOWN AS TINA M. WAINSCOTT, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP BREEDEN and wife JEANETTE BREEDEN, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE UNDERSIGNED, JAMES D. BROOKES JOINS IN THIS CONVEYANCE FOR THE PURPOSES OF DISCLAIMING ANY INTEREST HE MAY HAVE IN THE PROPERTY FOR ANY REASON AND HEREBY CONVEYS ANY SUCH INTERESTS AS AN ADDITIONAL GRANTOR HEREIN.

Property Known As: 610 West Iris Drive, Nashville, Tennessee 37204

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Block "A" on the map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 71 feet on the northerly side of West Iris Drive and runs back between parallel lines 130 feet to dead line in the rear, on which it measures 71 feet.

BEING the same property conveyed to Tina M. Wainscott, now known as Tina M. Brookes, by Warranty Deed of record in Book 9514, page 148, Register's Office for Davidson County, Tennessee.

(the "Property")

See **Exhibit A**

Initials:

This is **X** improved ☐ unimproved property, known as 610 West Iris Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do convenant with the said GRANTEE(S) 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 bid ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 17th day of March, 2004.

Tina M. Brookes f/k/a Tina M. Wainscott

James D. Brookes

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME: Lynne Stephens, the undersigned, a Notary Public in and for said County and State, the within named, TINA M. BROOKES f/l/a TINA M. WINSCOTT, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 17th day of March, 2004.

Notary Public

My Commission Expires: Jan 29 - 2005

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME: Lynne Stephens, the undersigned, a Notary Public in and for said County and State, the within named, JAMES D. BROOKES, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 17th day of March, 2004.

Notary Public

My Commission Expires: Jan 29 - 2005

RETURN TO:
Ernest B. [illegible], Esquire
Williams & Proctor, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

\\nash01\company\worddocs\1654\breeden610 west iris drive\5954.doc

1654-009/Lawyers No. 56397 & 56398

Initials: JMB J.B.

EXHIBIT A

EXCEPTIONS

Special Exceptions:

(a) The lien of the following general and special taxes for the year or years specified and subsequent years: 2004 Davidson County taxes, not yet due and payable.

(b) Taxes resulting from supplemental, revised or corrected assessments under Tennessee Code Annotated, Sections 67-5-603, et seq., and Sections 67-1-1001, et seq., none yet due and payable.

(c) Subdivision restrictions, conditions, setback lines, and easements of record at plat of record at Plat Book 1130 Page 36, in said Register's Office.

Initials: