Davidson County DEEDWARR
Recvd: 03/24/04 09:09 2pgs
Fees:13.00 Taxes:321.90
20040324-0033057

Prepared By
Accurate Title and Escrow, Inc.
181 E. Main Street, Ste. 2
Hendersonville, TN 37075

Warranty Deed

THIS INDENTURE is made and entered into this 20th day of February 2004, between Jeniffur Donovan A/K/A Jenifur Donovan, an unmarried person GRANTOR(S), and Brooke England and Kenneth England, wife and husband, GRANTEE(S).WITNESSETH: That for and in consideration of Twelve Dollars ($12.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right and title interest in the following described property lying in the City of Portland, Sumner County, State of Tennessee, more particularly described as follows:

Property located at 6006 Cortez Court, Hermitage, Davidson County, Tennessee 37076.

Land in Davidson County, Tennessee, Being Lot No. 109 on the Plan of Dobson Heights Subdivision, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jenifur M. Donovan by Warranty Deed from Kenneth Wayne West and Dennis Layne West, dated 03/26/1999 and filed of record in Book 11415, Page 897, said Register's Office.

Being the same property conveyed to Brooke England and Kenneth England, wife and husband, by Warranty Deed from Jeniffur Donovan A/K/A Jenifur Donovan, an unmarried person, dated _____, ____, 200__ and filed of record in Book _____, Page _____, said Register's office.

WITNESS my hand on the day and year first above written.

Jeniffur Donovan A/K/A Jenifur Donovan
Jeniffur Donovan A/K/A Jenifur Donovan
Signature of Seller

Signature of Seller

STATE OF TENNESSEE
COUNTY OF Sumner
On this 26 day of February, 2004 appeared Jeniffur Donovan and _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and who acknowledges the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

NOTARY

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Seal

My Commission Expires: 1/27/07

MY COMMISSION EXPIRES JAN 27, 2007

Name and address of Property Owner:
~~Jenifur Donovan A/K/A Jeniffur Donovan~~ Brooke England
6006 Cortez Court,
Hermitage, TN 37076

Property Address
6006 Cortez Court,

Hermitage, TN 37076

Person Currently Responsible for Taxes:
Same as Above

Map 46.02 Parcel 15.00

AFFIDAVIT OF VALUE

State of Tennessee
County of Sumner

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $87,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a notary public, this 26th day of February, 2004

NOTARY PUBLIC

My Commission Expires: 1/27/07

SPENCER E. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007