Dav. Co. File Box 14-A
jtc file no. 17009-1

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|---|---|
| Davidson County DEEDWARR<br>Recvd: 04/26/04 08:40 2pgs<br>Fees:13.00 Taxes:1084.10<br>20040426-0046806 | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$293,000.00.**<br>Kathy Goodson<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of April, 2004.<br>Deborah H. Berrie<br>Notary Public<br>My commission expires: 3/25/06<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: MORTGAGEE: | Map-Parcel Numbers |
|---|---|---|
| **Joan P. Brookman** | Irwin Mortgage Corporation | **183-03A-031.00-CO** |
| **301 Stone Heath Court** | 10500 Kincaid Drive | |
| **Nashville, TN 37211** | Fishers, IN 46038 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Larry J. Pharris and wife, April D. Pharris**

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

**Joan P. Brookman, an unmarried woman, and Michael S. Brookman a married man**

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 138 on the plan of Section 1C, Stone Creek Park of record in PUD Boundary Plat Book 9700, Page 469, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Larry J. Pharris and wife, April D. Pharris by deed dated** July 10th, **1998 from Zaring Homes, Inc., of record in Book** 11022 / **Page** 2 / **Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **301 Stone Heath Court, Nashville, TN 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 22nd day of April, 2004.

Larry J. Pharris

**Larry J. Pharris**

April D. Pharris by Larry J. Pharris ATTY-IN-FACT

**April D. Pharris by Larry J. Pharris as her attorney in fact**

This instrument is being executed on behalf of April D. Pharris (a/k/a April Dawn Pharris) pursuant to a Power of Attorney executed by her on the 7th day of April, 2004, of record in Instrument No. 20040426-0046805, Register's Office for Davidson County, Tennessee.

**POWER OF ATTORNEY**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Larry J. Pharris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **April D. Pharris,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **April D. Pharris**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **22nd** day of **April, 2004.**

E. Mannix
**Notary Public**

**My Commission Expires:** 11-25-04

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Larry J. Pharris** the bargainor(s) 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.

Witness my hand, at office, this **22nd** day of **April, 2004.**

E. Mannix
**Notary Public**

**My Commission Expires:** 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006