03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 04/26/04 08:55 3pgs
Fees:18.00 Taxes:1868.50
20040426-0046822

Address of New Owner:	Send Tax Bills to:	Tax Information
The Bla-lock Company P.O. Box 201 Brentwood, TN 37027	New Owner	146-01-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William L. Brooks and Betty Lynn Brooks, Co-Executors of the Last Will and Testament of John H. Brooks, Jr., deceased, and John H. Brooks, III, William L. Brooks, Betty Lynn Brooks, and Carole Brooks Galyon, devisees under the Last Will and Testament of John H. Brooks, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to The Bla-lock Company, hereinafter called the Grantees, their successors 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. 5 on the Plan of Bridle Path Estates, Second Addition, of record in Book 2133, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John H. Brooks and wife, Frances H. Brooks, by deed from Joe E. Sanders and wife, Evelyn Sanders, of record in Book 2737, Page 537, Register's Office for Davidson County, Tennessee. Frances H. Brooks having predeceased John H. Brooks and by Last Will and Testament of John H. Brooks, Jr., deceased, of record as Docket No. 03P-1868, In the Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, Seventh Circuit Court – Probate Division, subject property was devised to John H. Brooks, III, William L. Brooks, Betty Lynn Brooks, and Carole Brooks Galyon. John H. Brooks and John H. Brooks, Jr. having been one and the same person.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4914 Lealand Lane, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of April, 2004.

William L. Brooks, Co-Executor of the Last Will and Testament of John H. Brooks, Jr., deceased

John H. Brooks, III, Devisee
by William L. Brooks, Atty in Fact
John H. Brooks, III, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased
By: William L. Brooks
Atty in Fact

Betty Lynn Brooks, Devisee
Betty Lynn Brooks, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased

Betty Lynn Brooks, Co-Executor of the Last Will and Testament of John H. Brooks, Jr., deceased

William L. Brooks, Devisee
William L. Brooks, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased

Carole Brooks Galyon, Devisee
by William L. Brooks, Atty in Fact
Carole Brooks Galyon, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased
By: William L. Brooks
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William L. Brooks, Co-Executor of the Last Will and Testament of John H. Brooks, Jr., deceased, and William L. Brooks, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased, with whom I am personally acquainted and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 20th day of April, 2004.

Notary Public

My Commission expires 03/14/05

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 William L. Brooks, 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 herein contained, and who further acknowledged that he is the attorney in fact for John H. Brooks, III and Carole Brooks Galyon and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2004.

3/14/2005
Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty Lynn Brooks, Co-Executor of the Last Will and Testament of John H. Brooks, Jr., deceased, and Betty Lynn Brooks, Devisee Under The Last Will and Testament of John H. Brooks, Jr., deceased, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 16th day of April, 2004.

Notary Public

My Commission expires 03/14/05