WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28th DAY OF APRIL, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
ANDRE BROOKS and DONNA BROOKS	**First Franklin Financial Corporation**	063-02-016.00
1515 OCOEE TRAIL	112 Town Park Drive, Ste G150	Group
MADISON, TN 37115	Kennesaw, GA 30144	Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CYNTHIA CARLTON** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE BROOKS and DONNA BROOKS, Husband and Wife as Joint Tenants with Rights of Survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Book 974, page 26, 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 Cynthia Carlton by Warranty Deed from Charles E Worrell, Jr. and Christopher L. Taylor dated 10/30/98 and recorded 11/05/98 in Book 11189, page 865, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); Restrictive Covenants; any and all matters in plat of record in Plat Book 974, page 26; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

This is ☐ Unimproved ☒ Improved property known at **1515 OCOEE TRAIL** (House No.) (Street) **MADISON,** (P.O. Address) (City or Town) **TN** (State) **37115** (Zip)

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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and 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 bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 **28th day of April, 2004**

CYNTHIA CARLTON

Davidson County DEEDWARR
Recvd: 05/10/04 16:44 2pgs
Fees:13.00 Taxes:403.30
20040510-0053410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, within named Cynthia Carlton be within named bargainor , with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this **28th day of April, 2004**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

