WARRANTY DEED

STATE OF ~~GEORGIA~~/TENNESSEE
COUNTY OF ~~DEKALB~~/WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Allen L. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/28/04 14:34 2pgs
Fees:13.00 Taxes:286.40
20040528-0063205

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen L. Brooks	Bank of America	081-06-0-050.00
(NAME) 6951 Deshon Ridge Dr. ~~2702 Deerfield Drive~~	(NAME) 9000 Southside Blvd.	
(ADDRESS) Lithonia GA 30058 ~~Nashville, TN 37208~~	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kelli Harris-Wright and Karen Harris-Russell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen L. Brooks, 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:

Being Lot No. 58, on the Map of Cumberland Gardens, of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice E. Bass by Warranty Deed from Charlie A. Daniel and wife, Estelle Gleaves Daniel, dated September 20, 1967, of record in Book 4173, Page 800, Register's Office for Davidson County, Tennessee. The same property being further conveyed to Barbara E. Bass Harris and husband, Ben E. Harris by Last Will and Testament of Mrs. Alice E. Bass, dated May 27, 1971, of record in Book 7897, Page 947, said Register's Office. The same property being further conveyed to Barbara E. (Bass) Harris et vir Ben E. Harris, tenants by the entireties by Quitclaim Deed, dated May 14, 1991, of record in Book 8351, Page 349, said Register's Office. After the death of Barbara E. (Bass) Harris, Ben E. Harris married Edith P. Harris. The said Ben E. Harris having since died, leaving his heirs-at-law, wife Edith P. Harris and two daughters, Kelli Harris-Wright and Karen Harris-Russell. The same property being further conveyed to Kelli Harris-Wright and Karen Harris-Russell by Quitclaim Deed from Edith P. Harris, dated July 28, 2003, of record in Instrument No. 20030904-0128738, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2702 Deerfield Drive, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 covenant with the said GRANTEES 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 bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of April, 2004.

Kelli Harris-Wright

Kelli Harris-Wright

Karen Harris-Russell

Karen Harris-Russell

STATE OF GEORGIA

COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli Harris-Wright and Karen Harris-Russell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2004.

Commission expires:

Patricia A. Madry
My Comm. Exp.
October 5, 2007

Patricia A. Madry

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027