2nd
Box 64

Davidson County DEEDWARR
Recvd: 06/18/04 15:19 2pgs
Fees:13.00 Taxes:410.70

20040618-0072684

WARRANTY DEED

G-CM-04-3074

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/07/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Brooks	SAME (NAME)	
3074 Penn Meade Way (ADDRESS)	(ADDRESS)	52-13-B-171 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AIMEE A. ROMERO, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH D. BROOKS AND WIFE, COURTNEY P. BROOKS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of River Glen, Phase IV, Section 3, as of record in Instrument Number 20010330-0030661, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aimee A. Romero by Warranty Deed executed December 19, 2002 and filed for record December 27, 2002 in Instrument Number 200212270159537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6762, page 208; Book 7566, page 571; Instrument Number 200204250051349; Book 6762, page 208; and Instrument Number 200204250051349, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3074 Penn Meade Way, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of June, 2004.

Aimee A. Romero by Cara Manfort attorney-in-fact
Aimee A. Romero

Richard A. Romero by Cara Manfort attorney-in-fact
Richard A. Romero

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carey Monforte, as Attorney in fact, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Aimee A. Romero and acknowledged that he/she executed the same as the free act and deed of the said Aimee A. Romero.

for: Richard A. Romero

Witness my hand and official seal at

on this the 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903