Davidson County DEEDWARR
Recvd: 07/02/04 14:23 2pgs
Fees:13.00 Taxes:395.90

20040702-0079317

184
Bk 64

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2004.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Latrice Monique Brooks
7001 Cortez Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
086-02-0-095.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Arthur Buckner, Jr.**, married, * hereinafter referred to as Grantors, hereby transfers and conveys to **Latrice Monique Brooks** hereinafter referred to as 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 No. 43 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the southeasterly margin of Panama Drive at the beginning of a curve having a radius of 500 feet; thence with said curve northeasterly 64.5 feet to a point the common front corners of Lots Nos. 43 and 44; thence with the line between said lots southeasterly 107.9 feet to a concrete monument the common rear corner of Lots Nos. 42, 43, adn 44; thence with the line between Lots Nos. 42 and 43, southwestwardly 93.6 feet to a point in the northeasterly margin of Cortez Court; thence with said margin of said Court northwestwardly 105.0 feet to a concrete monument at the beginning of a curve having a radius of 25 feet thence around said curve northeastwardly 36.32 fee to the point of beginning.

Being the same property conveyed to James Arthur Buckner, Jr. by Warranty Deed from Susie Allen Crotzer, single, of record in Book 5278, page 921, Register's Office for Davidson County, Tennessee.

*Patricia Buckner, wife of James Arthur Buckner, Jr, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3130, Page 623, and Book 3161, page 279, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7001 Cortez Court, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of June, 2004.

James Arthur Buckner Jr.
James Arthur Buckner, Jr.

Patricia Buckner
Patricia Buckner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Arthur Buckner, Jr. and Patricia Buckner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2004.

Notary Public

My Commission Expires: 11.22.05

T. BARNETT, JR NOTARY PUBLIC LARGE WILLIAMSON COUNTY TN

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