WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/04 12:28 2pgs
Fees:13.00 Taxes:296.00
20040722-0087814

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/22/07

NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203 #2004677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Payne	Washington Mutual Bank	092-06-0-485.00
(NAME)	(NAME)	
4007 Copeland Drive	P.O. Box 25308	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Santa Anna, CA 92799-5308	
(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, Malik Brooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Payne & Tillman W. Payne, MARRIED 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. 3 on the Plan of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 of the Boyd McNairy Tract, as of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 37 feet on the westerly side of 24th Avenue North, (a/k/a 25th Avenue North), and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Malik Brooks by deed from William Patton, Jr., dated October 25, 1998 and filed for record in Book 11163, page 115, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2003 Davidson County taxes have been paid in the amount of $676.70.
3. Any and all matters as shown on the plan of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 805-807 25th Avenue North, 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 my hand this 16th day of July, 2004.

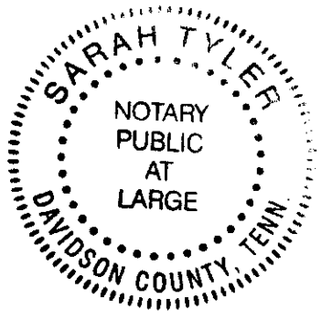
Malik Brooks

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Malik Brooks the bargainer, 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 therein contained.

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



My Comission Expires 9/22/07

Sarah Tyler
Notary Public

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2004.

Commission expires:

Notary Public