STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

Subscribed and sworn to before me, this 20th day of July, 2004.

Affiant

Notary Public

My Commission Expires

JANICE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ANTONIO BOOKER, unmarried 409 LUTIE DRIVE NASHVILLE, TN 37211 MAP & PARCEL NO. 119-06-0/333.00	SAME Davidson County DEEDWARR Recvd: 07/28/04 13:00 2pgs Fees:13.00 Taxes:410.70 20040728-0090328

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BARBARA LORETTA HENDRIX, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ANTONIO BOOKER, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVDISON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosewood Estates, Section III, as of record in Plat Book 5210, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts a total of 90 feet on a broken line on the westerly margin of Lutie Drive and runs back 122.46 feet on the northerly line and 121.07 feet on the southerly line to a line on the rear on which it measures 79.70 feet thereon.

Being the same property conveyed to Antonio Booker by Warranty Deed from Barbara Loretta Hendrix being filed of record simultaneously herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Source of title: Book 10491 page 792. R.O.D.C.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5210, PAGE 1; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 5110, PAGE 595, AND BOOK 5176, PAGE 649, AND BOOK 5264 PAGE 398; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 409 LUTIE DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 20TH DAY OF JULY, 2004.

Barbara Loretta Hendrix

BARBARA LORETTA HENDRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2004, before me personally appeared Barbara Loretta Hendrix, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor

Notary Public

==========

WARRANTY DEED

==========

RETURN TO: 1603
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214