Davidson County DEEDWARR
Recvd: 08/05/04 15:11 2pgs
Fees:13.00 Taxes:405.15

20040805-0094478

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave. Suite 102
Nashville, TN 37215

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 25, 2006

03-0407-32099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,500.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2004.

Notary Public
My commission expires: 11-25-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruth P. Bonnabel 1405 Neelys Bend Road Madison TN 37115	Countrywide Home Loans, Inc. P O Box 660694 Dallas, TX 75266-0694	63-01-0-012

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Ira Brooks, Trustee for The James Ira and Kathryn J. Brooks Revocable Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ruth P. Bonnabel , hereinafter called the Grantees, their successors 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 the North part of Lot No. 1 of Nakawa Hills Annex, of record in Book 843, Page 64, Register's Office for said County, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

BEGINNING at a concrete margin in the south margin of Nakawa Trail as now located and said monument being located at the beginning of a curve at the intersection of Nakawa Trail and Neeley's Bend Road; thence with the margin of Nakawa Trail north 66 degrees 13' East 105.13 feet to a point in the south margin of Nakawa Trail; thence south 23 degrees 47' East 198.73 feet to a point; thence south 66 degrees 13' West 145.99 feet to a concrete monument in the east margin of Neeley's Bend Road; thence North 17 degrees 20' West along the east margin of Neeley's Bend Road, 182.1 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around the said curve at the intersection of Nakawa Trail and Neeley's Bend Road to a concrete monument, being the point of beginning.

Being the same property conveyed to The James Ira and Kathryn J. Brooks Revocable Living Trust, James Ira & Kathryn J. Brooks, Trustees, by quitclaim deed from James Ira and Kathryn J. Brooks, of record in Instrument No. 200004100035862, Register's Office for Davidson County, Tennessee. Kathryn J. Brooks having since died and James Ira Brooks having full power to act as surviving trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1405 Neelys Bend Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 30th day of July, 2004.

JAMES IRA BROOKS, TRUSTEE

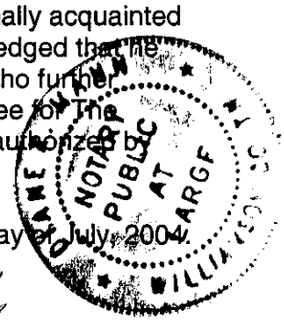
By Mark Haley Brooks, Atty INFACT

James Ira Brooks, Trustee for The
James Ira and Kathryn J. Brooks
Revocable Living Trust
By: Mark Haley Brooks, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Haley Brooks, 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 herein contained, and who further acknowledged that he is the attorney in fact for James Ira Brooks, Trustee for The James Ira and Kathryn J. Brooks Revocable Living Trust and that he is authorized by him to execute this instrument on his behalf and in his capacity.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2004.



3/14/2005
Commission expires

Notary Public