Davidson County DEEDWARR
Recvd: 08/24/04 11:23 1pgs
Fees:13.00 Taxes:277.50

20040824-0102087

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike, # 2A
Old Hickory, TN 37138

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Victoria Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2004

Cheryl M. Traverse
Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, # 2A, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Brooks **1239 First Avenue South** **Nashville,TN 37210**	SAME	105 - 03-0 - 308

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, I/WE,

James Alonzo Sowell, an unmarried man

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

Victoria Brooks, a single woman

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 27, Resubdivision of D. F. Wilkin Properties, of record in Plat Book 421, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Alonzo Sowell by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Ocie Temple Haynes of record in Instrument No. 20010822-0090856, Register's Office for Davidson County, Tennessee. Re-recorded in Instrument No. 20040813-0098121 dated August 13, 2004, to correct typo in Lot Number, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1239 First Avenue South, Nashville, TN 37210**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 19th day of August, 2004

James Alonzo Sowell

James Alonzo Sowell

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 James Alonzo Sowell the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2004.

Commission Expires:
1-20-08

Cheryl M. Traverse
Notary Public:

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE