WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/04 16:16 2pgs
Fees:13.00 Taxes:307.10

20040913-0110528

G-SMC-04-0305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Kimberly B Payne
Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kimberly B. Payne	Wells Fargo Bank, N.A.	
305-307 Hawk View Court (ADDRESS)	2703 Wells Fargo Way (NAME)	50-10-131
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Minneapolis, MN 55408-1747 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SONYA BROOKS AND HUSBAND, MALIK BROOKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY B. PAYNE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 40 of the Revised Section Three on the Plan of Village by the Creek, of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sonya Brooks, married, by Deed dated August 1, 2002 and filed for record on August 12, 2002 in Instrument Number 20020812-0096699, Register's Office for Davidson County, Tennessee. Said Malik Brooks joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 5200, page 785 and Book 6291, page 414, Register's Office for Davidson County, Tennessee.

* a married person

unimproved ( )
This is improved (X) property, known as 305-307 Hawk View Court, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of September, 2004.

Sonya Brooks

Malik Brooks

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 9th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN CLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903