03

Rudy Title 48-4

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/04 15:23 2pgs
Fees:13.00 Taxes:314.50

20041203-0144465

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

NOTARY PUBLIC LARGE COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shadrach Byron Cobb | W.P. STARKEY MORTGAGE, LLP | MAP 61-15 |
| (NAME) | (NAME) | |
| 3924 Burrus Street | 5055 W. PARK BLVD., SUITE 300 | PARCEL 11 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | PLANO, TX 75093 | |
| (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, Fred Brewer and wife, Helen P. Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shadrach Byron Cobb

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:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 57 on the Plan of Maplewood Home Tract, as of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 57 fronts 55 feet on the easterly side of Burrus Street and extends back 225 feet between parallel lines to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to Fred Brewer and wife, Helen P. Brewer by Deed from Larry B. McDougal and wife, Nancy M. McDougal of record in Book 7042, Page 661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MAPLEWOOD HOME TRACT, OF RECORD IN PLAT BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING SUBJECT TO RIGHT-OF-WAY EASEMENT FOR STREET PURPOSES AND RIGHT OF ENTRY FOR TEMPORARY CONSTRUCTION PURPOSES OF RECORD IN BOOK 7508, PAGE 320, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved ( X ) property, known as 3924 Burrus Street, Nashville, TN 37216
(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 our hand s this _____ day of _____

Fred Brewer

Helen P. Brewer

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 Fred Brewer and wife, Helen P. Brewer

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Nashville, Tennessee, this 30th day of November, 2004.

Commission expires 3/14/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public