Davidson County DEEDWARR
Recvd: 12/15/04 14:10 2pgs
Fees:13.00 Taxes:208.50

20041215-0149289

WARRANTY DEED

B-RME-04-1515

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,350.00

X Thomas Vincent
Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Thomas Vincent	MILA, Inc.	
1515 Boscobal Street (ADDRESS)	(NAME) 6021 244th Street SW (ADDRESS)	83-13-466
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Mount Lake Terrace, WA 98043 (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 MALIK BROOKS AND SONYA BROOKS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS VINCENT, UNMARRIED, 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:

Lot 185, Block S, SUBDIVISION OF THE HOME PLACE OF MRS. ELIZE M. LINDSEY, as shown on plat of record in Plat Book 2, Page 92, in the Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Malik Brooks and Sonya Brooks by Quitclaim Deed from Secretary of Housing and Urban Development recorded July 8, 2004 in Instrument No. 20040708-0081475, Register's Office for Davidson County, Tennessee and being the same property conveyed to Secretary of Housing and Urban Development by Substitute Trustee's Deed recorded December 13, 2003 in Instrument No. 20031216-0179388, corrected in Instrument No. 20040130-0011632, Register's Office for Davidson County, Tennessee and being the same property conveyed to Brian D. Copeland, unmarried by Deed recorded April 24, 2000, in Instrument No. 20000425-0040678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1515 Boscobal Street, Nashville, Tennessee 37206
(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 8th day of December, 2004.

X Malik Brooks

X Sonya Brooks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malik Brooks and Sonya 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 8th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903