Record to Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/05 15:04 2 pgs
Fees:13.00 Taxes:360.01

20050125-0009274

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$97,300.00.**

Affiant

Subscribed and sworn to before me this 14th day of January, 2005.

Notary Public
My Commission expires: 11/15/06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel C. Tims	Same	087-13-0-072.00
4608 Forest Ridge Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Malik B. Brooks, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel C. Tims, a unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 238 on the plan of Valley Grove Subdivision, Section 3, of record in Plat Book 5800, page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Malik B. Brooks, unmarried, by deed from Linda McKenzie, married, on December 8, 2000, of record in Instrument Number 20001214-0122936, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5800, page 153, Register's Office Davidson County, Tennessee.
- Easement of record in Book 221, page 384, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4608 Forest Ridge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 14, 2005.

Malik B. Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Malik B. Brooks, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2005

My commission expires 1/20/06

Notary Public

ANDREW H. MAHONEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY