Davidson County DEEDWARR
Recvd: 05/10/05 09:42 3 pgs
Fees:18.00 Taxes:166.50
20050510-0052502

File No. 4331
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Alfred Brooks, Jr. and wife, Rosie Lee Brooks
1230 Bessie Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP: 71-10
PARCEL: 136 & 137

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WARRANTY DEED

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FOR AND IN 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 are hereby acknowledged, we, **Barbara Austin Taylor and Ella Austin Davidson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alfred Brooks, Jr. and wife, Rosie Lee Brooks**, hereinafter called the Grantees, their heirs and assigns, certain tracts of land or parcels of land located in Davidson County, Tennessee, described as follows:

BEING Lot No. 37 in J. B. Haynies Cumberland Heights Plan as of record in Book 57, Page 170 of the Register's Office for Davidson County, Tennessee.

Said lot No. 37 fronts 50 feet on the west side of Bessie Avenue, and runs back between parallel lines 125 feet to an alley.

BEING the property conveyed to Willie F. Anderson and wife, Frances Anderson by deed from Amanda Anderson and husband, Martin Anderson, of record in Book 3251, Page 544, Register's Office for Davidson County, Tennessee. Willie F. Anderson died about 1969, and Frances Anderson acquired the entire fee as surviving tenant by the entirety. Frances Anderson married George W. Rickman in December, 1970. Frances Anderson died on May 11, 2001 without issue, and was survived only by her husband, George W. Rickman, who acquired title under T.C.A. 31-2-104, (a)(1). George W. Rickman died October 24, 2001, and the undersigned Grantors acquired title to the above described property under the Last Will and Testament of George W. Rickman, of record in Will Book 3376, Page 621613, Probate Clerk's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, BEING Lot No. 38 in J. B. Haynies Cumberland Heights Plan, as of record in Book No. 57, Page 170, of the Register's Office for said County.

Said lot No. 38 fronts fifty (50) feet on the West side of Bessie Avenue and runs back between parallel lines 125 feet to an alley.

BEING the same property conveyed to Leonard Arnold and George Rickman by deed from James Lee Smith of record in Book 5144, Page 509, Register's Office

for Davidson County, Tennessee, and the same property conveyed to George Rickman by quitclaim deed of record in Book 6203, Page 234, said Register's Office. George W. Rickman died October 24, 2001, and the undersigned Grantors acquired title to the above described property under the Last Will and Testament of George W. Rickman of record in Will Book 3376, Page 621613, Probate Court Clerk's office for Davidson County, Tennessee.

Descriptions provided by Grantors.

Buyer will pay 2005 Metro taxes.

TO HAVE AND TO HOLD the said tracts or parcels 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 hands this 25th day of April, 2005.

Barbara Austin Taylor
BARBARA AUSTIN TAYLOR

Ella Austin Davidson
ELLA AUSTIN DAVIDSON

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STATE OF VIRGINIA
COUNTY OF SMYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Austin Taylor and Ella Austin Davidson**, the bargainors, 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 Marion, **Virginia, this** 25th **day of April, 2005.**

Robert D. Barlow
Notary Public

My Commission Expires: _____

ROBERT D. BARLOW
MY COMMISSION EXPIRES 31 MARCH 2008
I.D. NUMBER 169863

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00**.

Rosie L Brooks
Affiant

Subscribed and sworn to before me, this 4th day of ~~April~~ May, 2005.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01-26-2008

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.