WARRANTY DEED

B-TRA-05-1910

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM LAFEVOR NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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
Allen Brooks	New Owner (NAME)	
1910 28th Avenue North (ADDRESS)	(ADDRESS)	081-06-0 059.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(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 SARAH E. WHITMAN, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLEN BROOKS, married, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE MAP OF CUMBERLAND GARDENS SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 67 FRONTS 62.7 FEET ON THE EAST MARGIN OF 28TH AVENUE NORTH, AND EXTENDS BACK 101.0 FEET ON THE SOUTH LINE AND 127.8 FEET ON THE NORTH LINE TO A BROKEN LINE, MEASURING 81.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SARAH E. WHITMAN BY WARRANTY DEED FROM LAURA D. MORGAN ET VIR, JAMES MORGAN, RECORDED ON MARCH 3, 1993 IN BOOK 8878, PAGE 672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

Davidson County DEEDWARR
Recvd: 06/02/05 15:59 2 pgs
Fees:13.00 Taxes:151.70

20050602-0062784

unimproved ( )
This is improved (X) property, known as 1910 28th Avenue North, Nashville, Tennessee 37208
(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 20th day of May, 2005.

Sarah E. Whitman

Sarah E. Whitman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah B. Whitman, 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 purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903