Davidson County DEEDWARR
Recvd: 08/05/05 15:06 2 pgs
Fees:13.00 Taxes:1387.50

20050805-0092724

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Thomas M. Brooks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
S & B Management
121 First Ave. South, Ste. 200
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

144-07-0-020.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas M. Brooks, and Wife, Danna E. Brooks hereinafter referred to as Grantors, hereby transfers and conveys to S & B Management hereinafter referred to as 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 Lot No. 18, Section III, Chickering Park as of record in Book 2263, pages 90 and 91, Register's Office, Davidson County, Tennessee. Said Lot No. 18 fronts 177.26 feet on the southeasterly side of Chateau Lane and extends back 293.9 feet on the northerly line and 536.4 feet on the southerly line, to a dead line in the rear on which it measures 341.6 feet.

Being the same property conveyed to Thomas M. Brooks and wife, Danna E. Brooks by deed from Betty Chilton Gupton, of record in Book 6574, Page 705, dated June 4, 1985, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 2663, Page 90, Register's Office of said County.

Subject to all matters as set forth per Plat Book 2663, Page 91, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1101 Chateau Lane, Nashville, TN 37215.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of August, 2005.

Thomas M. Brooks

Thomas M. Brooks

Danna E. Brooks

Danna E. Brooks

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Brooks and wife, Danna E. Brooks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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