Davidson County DEEDWARR
Recvd: 08/18/05 13:51 2 pgs
Fees:13.00 Taxes:468.05
20050818-0098642

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Carla C. Brockman
604 Ellis Court
Old Hickory, TN 37138

SEND TAX BILL:

Mortgagee

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

MAP AND PARCEL:
MAP 53-16
PARCEL 222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John R. Vinson, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Carla C. Brockman**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Kenwood Estates, as of record in Plat Book 9700, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John R. Vinson, by deed from Tammy L. Smith Morrison and husband, Maurice R. Morrison, dated March 29, 2001, of record in Instrument No. 20010402-0031756, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> Paige Vinson joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of John R. Vinson.

This is improved property known as 604 Ellis Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 12th day of August, 2005.

John R. Vinson

Paige Vinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Vinson and Paige Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 12th day of August, 2005.

Notary Public

JEANINE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

My Commission Expires: 09/30/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of August, 2005.

NOTARY PUBLIC

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3-11-09