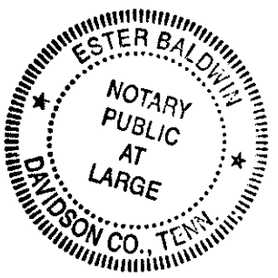
File No. 20050169

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Laquanda K. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2005.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laquanda K. Brooks	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	83-7-224
(NAME)	(NAME)	
903 Riverside Drive	1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 IS HEREBY ACKNOWLEDGED, WE, Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laquanda K. Brooks, an unmarried woman, and Charlene Brooks, an unmarried woman, as tenants in common with the right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 2 and part of a T.V.A. right-of-way immediately southeast of said Lot No. 2 on the Plan of Hanley Subdivision Part I, as of record in Book 1424, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description.

Beginning on the easterly margin of Riverside Drive at the southwest corner of Lot No. 2; thence with said Drive northwardly 135.07 feet to the southwest corner of Lot No. 3; thence southwardly 26.29 feet to the northeasterly margin of said T.V.A. right-of-way continuing in the same direction and crossing said right-of-way 115.54 feet, in all 141.83 feet to the southeasterly margin of said right-of-way; thence westwardly 177.30 feet, more or less, to the beginning.

Being the same property conveyed to Chester C. Whitaker and wife, Jean S. Whitaker by Warranty Deed from Dorris Paul Casteel and wife, Biddie Jean Johnson Casteel, dated April 25, 1983, of record in Book 6043, Page 969, Register's Office for Davidson County, Tennessee; being further conveyed to Jean s. Whitaker by QuitClaim Deed from Chester C. Whitaker, dated June 20, 1985, of record in Book 6590, Page 331, said Register's Office; being further conveyed to Chester C. Whitaker by QuitClaim Deed from Jean S. Whitaker, dated April 9, 2005, of record in Instrument No. 20050422-0044931, said Register's Office; being further conveyed to Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, by deed from Chester C. Whitaker, dated April 9, 2005, of record in Instrument No. 20050429-0047886, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 903 Riverside Drive, Nashville, TN 37206
(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 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.

Davidson County DEEDWARR
Recvd: 09/19/05 10:06 2 pgs
Fees:13.00 Taxes:288.60

20050919-0112011

File No. 20050169
Witness my hand this 16th day of September, 2005.

The Chester C. Whitaker Living Trust

By: _____
Chester C. Whitaker, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chester C. Whitaker with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Trustee of The Chester C. Whitaker Living Trust the within named bargainor, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Chester C. Whitaker as such Trustee.

Witness my hand and official seal this 16th day of September, 2005.

Commission expires: 7-29-06

_____
Notary Public

ESTER BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

AFTER RECORDING RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd., Suite 200
Hendersonville, TN 37075