WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,500.00~~ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 2009~~. 12-28-08
(AFFIX SEAL)

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/20/05 14:49 2 pgs
Fees:13.00 Taxes:499.50

20051020-0126760

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darla K. Foster	The Lending Group, Inc.	162-02-0-029.00
(NAME)	(NAME)	
210 Bart Drive	13901 Sutton Park Drive S	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Jacksonville, FL 32224	
(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, **Alice Brooks, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darla K. Foster, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 32 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Bart Drive, the common corner of Lots 31 and 32; thence with the margin of said Drive, westwardly 95 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the easterly margin of Olivia Drive; thence with said margin of said Drive, northwardly 150.24 feet to a concrete monument; thence continuing with said margin of said Drive, northwardly 7 feet to a point, a common corner of Lots 32 and 33, eastwardly 111.1 feet to a concrete monument: thence southwardly with the dividing line between Lots 31 and 32, southwardly 116.7 feet to the point of beginning.

Being the same property conveyed to William Brooks and wife, Alice Brooks, by Assumption Deed, from Thurman S. Clardy Jr. and wife, Alice W. Clardy dated July 25, 1974 and filed for record on July 29, 1974 in Book 4838, Page 261, Register's Office for Davidson County, Tennessee. William Brooks is now deceased.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2005 and subsequent years, which have been prorated , Grantee to pay; all matters on the plat recorded or unrecorded; any and all easements, right-of-ways, setback , covenants and restrictions, zoning regulations, etc., of record in the Registers Office for said County.

Shirley A. Brooks and Alice Brooks are one and the same person.

unimproved ☐
This is improved ■ property, known as 210 Bart Drive, Antioch, TN 37013
(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.

Witness my hand this 13 day of October, 2005.

Alice Brooks

Alice Brooks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Alice Brooks**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2005.

Commission expires: May 24, 2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Regina E. Johnson

Regina E. Johnson Notary Public

PLEASE RETURN TO
Plantation Title, LLC
7620 Hwy. 70 S, Ste 214
Nashville, TN 37221.