03

Ruby Title
48-A

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
2525 West End Avenue Suite 350
Nashville, TN 37203

Our File Number: 22619S

MAP/GROUP/PARCEL:
028-00-036.00

NEW OWNER'S NAME AND ADDRESS:
LORI J BROCK
5904 Higdon Road
Joelton, TN 37080

Davidson County DEEDWARR
Recvd: 12/06/05 14:22 2 pgs
Fees:13.00 Taxes:628.63
20051206-0146847

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALICE D STINE, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto LORI J BROCK, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by G. Barry Greer and Associaties, dated July 21, 1972, and described as follows:

Beginning at a point in the center of Higdon Road, said point being 250.0 feet from the center line of the intersection of Higdon Road and Ridge Road; thence North 52 deg. 45 min West 427.1 feet to a point; thence South 42 deg. 32 min. West 419.8 feet to a point in the center line of Higdon Road; thence along the center line of said Higdon Road South 44 deg. 38 min. East 35.3 feet to a point; thence South 53 deg. 23 min East 162.7 feet to a point; thence South 63 deg. 52 min. East 167.7 feet to a point; thence North 73 deg. 26 min. East 126.6 feet to a point; thence North 42 deg. 58 min. East 288.0 feet to the beginning, containing 3.9 acres, more or less.

The subject property is improved property commonly known as 5904 HIGDON ROAD, JOELTON, TN 37080.

BEING the same property conveyed to Grantor herein by deed of record in Book 8502, Page 818, Register's Office for Davidson County, Tennessee. John P. Stine having since died.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ALICE D STINE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALICE D STINE, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

~~DONE~~ at offices in Hendersonville, Tennessee on this the 30th day of November, 2005.

NOTARY PUBLIC 3-2508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~STATE OF~~ TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $169,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of November, 2005.

NOTARY PUBLIC 3-2508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE