Davidson County DEEDWARR
Recvd: 01/19/06 11:54 4 pgs
Fees:23.00 Taxes:277.50
20060119-0007266

~~Return To:~~
~~Richmond Title Services~~
~~2901 N. Dallas Parkway, Ste. 100~~
~~Plano, TX 75093~~
~~GF#~~ 101900 4

This Instrument Prepared By and
~~After Recording, Return mail to:~~
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093

~~29180332~~

WARRANTY DEED 4

THIS INDENTURE, made and entered into as of the 9TH day of December, 2005, by and between **ERNEST D. SMITH, JR. and wife, DEBRA L. SMITH**, hereinafter "Grantor", and **GEORGE BROOKS and wife, CARLOTTA L. BROOKS**, as tenants in the entirety, hereinafter "Grantees".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor does hereby bargain, sell, convey and warrant unto Grantees, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

Lot 140, on the Plan of Shelby Village No. Two (2), of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Adam W. Harris by Deed of record in Book 9394 at Page 591 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

ERNEST D. SMITH, JR.

DEBRA L. SMITH

mail to:
Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
28804208-01

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Theresa C. Richardson, Ernest D. Smith and Debra L. Smith , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9TH day of December, 2005.

Theresa C Richardson
Notary Public Signature
THERESA C. RICHARDSON
Printed Name
My commission expires: 5-30-07

(seal) THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 75,000.00 .

Affiant

Subscribed and sworn to before me this the 9TH day of December, 2005.

Theresa C Richardson
Notary Public Signature
THERESA C. RICHARDSON
Printed Name
My commission expires: 5-30-07

THERESA C. RICHARDSON NOTARY PUBLIC (seal) AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

EDS

TAX PARCEL NO.: 094-01-0-356-00

NAME AND ADDRESS OF A PROPERTY OWNER:
George and Carlotta Brooks
1426 Fulton Street,
Nashville, Tennessee 37206

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
George and Carlotta Brooks
1426 Fulton Street
Nashville, Tennessee 37206



Exhibit "A"

The land referred to herein is situated in the State of **Tennessee, Davidson** described as follows:

BEING LOT NO. 140 ON THE PLAN OF SHELBY VILLAGE NO. TWO, OF RECORD IN PLAT BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ADAM W. HARRIS BY DEED OF RECORD IN BOOK 9394, PAGE 591, RODC.

SOURCE OF TITLE: BOOK 10957 PAGE 871 (RECORDED 06/02/1998)

APN: **094-01-0-356-00**



U28804208-01RD04
WARRANTY DEED
LOAN# 500944946
US Recordings

File # 1019006