Davidson County DEEDWARR
Recvd: 04/03/07 12:40 2 pgs
Fees:13.00 Taxes:101.75
20070403-0039869

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $27,500.00

Affiant

Subscribed and sworn to before me
This 15 day of March, 2007

Notary exp: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owners:
Doug Brooks
904 Hospital Dr.
Madison, TN 37115

Send tax bills to:
SAME

Map & Parcel:
52-3-100

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, I **Esteban M. Kabigting, NKA Roy M. Kabigting** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Douglas A. Brooks,** married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 14 of Block B, on the unrecorded Plan called Home Acres, described according to a survey made by Blanchard & Parrish, Engineers, dated 1939, as follows:

Beginning at a point in the south margin of Sanitarium Drive at the northwest corner of the property conveyed to E.H. Busch, by deed from R.D. Kinsey and wife, as of record in Book 1132, page 63, Register's Office, Register's Office, said point being 294 feet more or less west of the west line of Center Street; thence southerly along Busch's west line, 175 feet to the line between lots Nos. 13 and 14; thence with the line between said lots, westerly 83 feet more or less to a point; thence northerly 175 feet more or less to the south margin of Sanitarium Drive; thence with the margin of the same, easterly 83 feet to the point of beginning.

Being the same property conveyed to ESTEBAN M. KABIGTING AND WIFE, ADELA A. KABIGTING, by deed from JOE HERBERT CROSSNOE, UNMARRIED, of record in Book 4369, page 560, dated September 30, 1969, said Register's Office, the said Adela A. Kabingting having since died.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **904 Hospital Dr Madison Tn 37115**
OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 15 day of March, 2007.

Roy M. Kabigting by Estela Menie' Kabigting Bell his Attorney in fact

Roy M. Kabigting by Estela Menie' Kabigting Bell his Attorney in fact

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Estela Menie' Kabigting Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said, **Estela Menie' Kabigting Bell** to me known to be the person who executed the foregoing instrument in behalf of Roy M. Kabigting, acknowledged that she executed the same as the free act and deed of said Roy M. Kabigting, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Roy M. Kabigting, and appearing of record as instrument no. 20030305-0029274, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 15 day of March, 2007.

Tabatha Edwards
Notary Public

My commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007