File No. 270700062

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 09:28 2 pgs
Fees:13.00 Taxes:342.62
20070716-0084123

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,600.00

Bruce B. Banks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2007.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 4/10/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce B. Banks	RLCA	Map 60.13, Parcel 120.00
(NAME) 2631 Old Matthews Rd.	(NAME) 2350 E. Devon Ste. 300	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Des Plaines, IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **DUKE K. BOOKER and wife, TREVA BOOKER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE B. BANKS, married,** HEREINAFTER CALLED THE GRANTEE(S), His 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 Lot No. 107 on the Plan of Revised Plan Section Three, First Addition, Trinity Hills Village, of record in Book 4460, Page 32, Register's Office for said County.

Said Lot No. 107 fronts 50.0 feet on the easterly margin of Old Matthews Road and extends back 128.6 feet on the northerly line and 122.1 feet on the southerly line to a dead line in the rear, measuring 57.9 feet thereon.

BEING the same property conveyed to Duke K. Booker by deed dated July 3, 1995 from Lean Katherine Mack, a/k/a Lena K. Mack and husband Charles W. Truett, of record in Record Book 9722, Page 48, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2631 Old Matthews Rd., Nashville, TN 37207
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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/our hands this 10th day of July, 2007.

Duke K. Booker

Treva Booker

STATE OF TENNESSEE

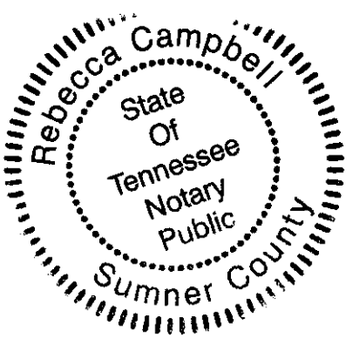
COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Duke K. Booker and wife, Treva Booker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 12th day of July, 2007.

Commission expires:

Notary Public



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RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075