THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Israel David Brooks

604 May Drive, Madison, TN 37115
, Unknown

Send Tax Bills To:
First Horizon Home Loans
1555 W Walnut Hill Lane, #200
~~Irving, TX 75038~~

Map & Parcel Nos.:
043-02-0-061.00

Please Return To:

Bluegrass Title & Escrow, Inc
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/27/07 08:59 2 pgs
Fees:13.00 Taxes:517.63

20070927-0115081

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of September, 2007, by and between **Kathleen Marie Trent**,a/k/a Kathleen Marie Shelton, a married woman, party of the first part, and **Israel David Brooks**, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($139,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Fairview Subdivision, Section 2, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

TRACT 2:
Being a portion of Reserved Parcel A, on the Plan of Fairview, Section 2, of record in Plat Book 3600, Page 6, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin at the easternmost common corner of Lot 13 and Lot 14; thence with the easterly line of Lot 14 N 21' 31' 00" W, 72.91 feet to an iron pin at the easternmost common cormer of Lots 14 and 15; thence leaving 26' 57" E, 86.96 feet to an iron pin; thence S 17' 13' 55" E, 73.12 feet to an iron pin; thence S 68' 26' 57" W, 81.49 feet to the point of beginning.

Being the same property conveyed to Kathleen Marie Trent (F/K/A Kathleen M. Cook) from Charles Patrick Trent by Quit Claim Deed dated April 14, 2003, of record in Instrument No. 20030513-0064191 in the records for Davidson County, TN.

Being the same property conveyed to Kathleen M. Cook, unmarried, from William R. Emery and Jean R. Emery by deed dated July 30, 1998, of record in Book 11057, Page 238 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kathleen Marie Trent,a/k/a Kathleen Marie Shelton

Douglas Shelton

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathleen Marie Trent**,a/k/a Kathleen Marie Shelton, amarried woman to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21 day of September, 2007.

My commission expires: 5/2/2011

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$139,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 21 **day of** September, 2007.

PROPERTY ADDRESS:
604 May drive
Madison, TN 37115