This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080066

Davidson County DEEDWARR
Recvd: 03/04/08 10:57 2 pgs
Fees:13.00 Taxes:401.45
20080304-0021488

**Send Tax Bills To:**
Guaranty Trust Company
P.O. Box 1218
Murfreesboro, TN 37133-1218

**New Owner is:**
Crystal L. Brooks
3541 Seneca Forest Drive
Nashville, TN 37217

MAP & PARCEL: 136-10-0B-078.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rubye Stone, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Crystal L. Brooks,unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 24L, on the Plan of Revision of Lots 21-32, 39, 40 on Condominium Site Plan Lots 21-40 Section Five Priest Lake Forest, of record in Plat Book 6250, page 49*, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. *Amended in Book 10766, Page 793, said Register's Office.

Being the same property conveyed to William S. Stone and wife, Rubye A. Stone from John Richard Foster by deed dated 07/28/98 and recorded in Book 11043, page 305, said Register's Office.

William S. Stone now being deceased as of June, 26, 2000.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3541 Seneca Forest Drive, Nashville, TN 37217**

R S
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of Feb., 2008.

GRANTOR(S):

Rubye A. Stone

**RUBYE A. STONE**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RUBYE STONE**, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29th day of Feb, 2008.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF**

The actual consideration or value, whichever is greater, for this transfer is **$108,500.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 29th day of Feb 2008.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

**NOTARY PUBLIC**
My commission expires: 07-25-09