Davidson County DEEDWARR
Recvd: 07/08/08 11:21 2 pgs
Fees:13.00 Taxes:666.00

20080708-0070154

SHERRI A. SCHMONSEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 2, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus Evans	HSBC Mortgage Corporation	Map 10501015400
(NAME) 1011 15th Avenue South	(NAME) 2929 Walden Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Depew, NY 14043-2602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONZALEIGH L. EVANS, UNMARRIED NOW KNOWN AS DONZALEIGH L. BROOKS A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUFUS EVANS A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 49 in the B.F. Shields Heirs Addition to Nashville, a Plan of which is recorded in Book 57, Page 31, in the Registers Office of Davidson County, Tennessee.

Said Lot 49 fronts 50 1/2 feet on the westerly side of 15th Avenue South (formerly Bowles Street) and extends back westerly between parallel lines 140.6 feet more or less to an alley.

Being the same property conveyed to Donzaleigh L. Evans, unmarried by deed from Gloria A. Evans and husband, Roger W. Evans, Sr. of record in Book 10097 and Page 508 on 06/18/1996 and filed for record on 06/25/1996, Register's Office for said County.

By execution of this Warranty Deed, Charles Brooks is hereby conveying his marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 1011 15th Avenue South, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand(s) this 24th day of June, 2008.

Donzaleigh L. Evans, N/K/A Donzaleigh L. Brooks

Charles Brooks

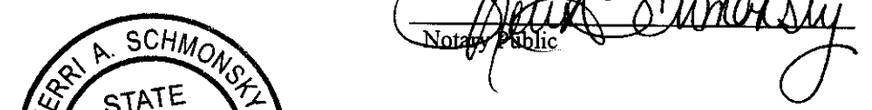
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donzaleigh L. Evans N/K/A Donzaliegh L. Brooks, and Charles Brooks, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 24th day of June, 2008

Commission expires:



Notary Public

