Davidson County DEEDWARR
Recvd: 11/20/08 14:02 2 pgs
Fees:13.00 Taxes:1184.00

20081120-0114377

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-FC-08-111

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Brooks	Countrywide Bank, FSB	
111 West Tyne Drive	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	130-5-39.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOMMI STEPHENSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM D. BROOKS AND WIFE, STEPHANIE A. BROOKS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EAST 102 FEET OF LOT NO. 22, BLOCK 11, ON THE MAP OF THE HIGHLANDS OF BELLE MEADE, NO. 2, SECOND REVISED PLAN, AS OF RECORD IN BOOK 1130, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT FRONTS 102 FEET ON THE SOUTHERLY SIDE OF WEST TYNE DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES, 210 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CURTIS SNYDER TO TOMMI STEPHENSON AS RECORDED ON THE 28TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030328-0040709 AND WARRANTY DEED FROM FLAVIA M. MORPHIS, UNMARRIED TO TOMMI STEPHENSON AND CURTIS SNYDER, WIFE AND HUSBAND AS RECORDED ON THE 6TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001106-0110153, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 111 West Tyne Drive, Nashville, Tennessee 37205
(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), their 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), 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 17th day of November, 2008.

Tommi Stephenson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommi Stephenson, the within named bargainor, 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, this the 14th day of November, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903