WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/09 12:08 3 pgs
Fees:18.00 Taxes:203.50
20090413-0032966

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

S. Clemmons
Affiant

Subscribed and sworn to before me, this 6th DAY OF April, 2009

Angela Lane
Notary Public

MY COMMISSION EXPIRES: 4/28/09
(AFFIX SEAL)

G-VRE-09-2303

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
April L. Brooks	First Community Mortgage	
2303 Hammond Drive	1610 South Church Street	
Nashville, TN 37208	Murfreesboro, TN 37130	81-14-140.00
(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, I/we THE ESTATE OF CURRIE G. COLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APRIL L. BROOKS, A SINGLE PERSON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, REVISED PLAN OF FISK PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 114, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CURRIE G. COLE AND WIFE, MARY K. COLE BY WARRANTY DEED FROM LONNIE HAYNES AND WIFE, ANN HELLUM HAYNES, RECORDED ON THE 21ST DAY OF APRIL, 1970 IN BOOK 4412, PAGE 246, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY K. COLE HAVING PREDECEASED CURRIE G. COLE, A/K/A CURVIE G. COLE. SAID MELBA L. SKINNER AS EXECUTRIX OF THE ESTATE OF CURVIE G. COLE HAS THE FULL POWER TO SELL AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN LAST WILL AND TESTAMENT FILED ON JANUARY 16, 2008 AND HEREBY OF RECORD (DOCKET NO. 08P-15) IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B)ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2303 Hammond Drive, Nashville, Tennessee 37208
(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 6th day of April, 2009.

The Estate of Currie G. Cole

BY: _____
Melba L. Skinner, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of April, 2009, before me personally appeared Melba L. Skinner, Executrix of the The Estate of Currie G. Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th day of April, 2009.

_____
Notary Public

My Commission Expires: 5/22/10



My Commission Expires MAY 22, 2010

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

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES: