Box 48B

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 200380

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Michael J. Brooks**	(NAME) Same	Map 109-00-0
(STREET ADDRESS) **12142 Old Hickory Boulevard**	(STREET ADDRESS)	Parcel 149.00
(CITY) (STATE) (ZIP) **Hermitage Tennessee 37076**	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MF PARTNERSHIP, a Tennessee general partnership,** has this day bargained and sold, and does hereby transfer and convey unto the said **MICHAEL J. BROOKS, an unmarried person,** the Grantee herein, his successors, heirs and assigns, all of their interest in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described according to a survey made by William T. Bonner, Surveyor, dated November 8, 1964, as follows:

Beginning at a point in the westerly margin of Old Hickory Boulevard, 1348.9 feet southerly from the southwest corner of Old Hickory Boulevard and Stewarts Ferry Pike; thence with the westerly margin of Old Hickory Boulevard, South 7 degrees 10 minutes East 155 feet to a point in the westerly margin of Old Hickory Boulevard; thence south 86 degrees 0 minutes west 121.6 feet to a point; thence north 4 degrees 30 minutes east 155 feet to a point; thence eastwardly 89.8 feet to the point of beginning, being Tract No. 2 of said Plat.

Being the same property conveyed to MF Partnership, a Tennessee general partnership, by deed from Auto Glass Employees Federal Credit Union of record in Book 8803, page 844, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$45,000.00.**

Subscribed and sworn to before me this the 18th day of September, 2000.

Affiant

My commission expires: 9/29/2001
(Affix Seal)

Notary Public

This is improved property known as 12142 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise.

Whenever 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 our hand this 18th day of September, 2000.

Davidson County DEEDWARR
Recvd: 09/18/00 14:33 2pgs
Fees:11.00 Taxes:166.50
20000918-0092612

MF Partnership, a Tennessee general partnership

By: F.A. McIntire Jr.
F.A. McIntire Jr., Partner

By: Harold W. Fitzpatrick
Harold W. Fitzpatrick, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **F. A. McIntire Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2000.

Notary Public
My commission expires: 9/29/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Harold W. Fitzpatrick,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2000.

Notary Public
My commission expires: 9/29/2001

ENCUMBRANCES:

2000 and subsequent years real property taxes are a lien, but not yet due and payable.