THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2001.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/03/01 18:16 2pgs
Fees:13.00 Taxes:987.90
20010703-0070987

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
David DeGarmo, et ux
708 Postal Court
Brentwood, TN 37067

SEND TAX BILLS TO:
FARETS
17187 N. Laurel Pk, Ste 437
Livonia, MI 48152
Customer Number 084457

MAP-PARCEL NUMBERS:
171-08-0-A 100.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM RICE BROOCKS and wife, JODY BROOCKS,** hereinafter referred to as Grantor, hereby transfers and conveys to **DAVID DeGARMO and wife, CHRISTINE E. DeGARMO,** hereinafter referred to as Grantee, his 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. 100 on the Plan of Cottonport Plantation, Phase II, as of record in Plat Book 6900, Page 950, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Rice Broocks and wife, Jody Broocks by Warranty Deed of Record in Book 8982, Page 428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **708 Postal Court, Brentwood, TN 37027.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 29th day of June, 2001.

WILLIAM RICE BROOCKS

JODY BROOCKS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **WILLIAM RICE BROOCKS and JODY BROOCKS**, with whom I am personally acquainted (or who proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2001.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.