THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1305 16th Avenue South
First Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/11/02 15:05 2pgs
Fees:13.00 Taxes:368.89
20020211-0018044

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.:
Malik B. Brooks **913 Santa Maria Cove** **Madison, TN 37115**	*SAME*	091-08-085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $99,700.00.

Affiant

Subscribed to and sworn before me this 8th day of February, 2002.

Notary Public

My Commission Expires: January 31, 2004

FOR AND IN CONSIDERATION of the sum of Ninety Nine Thousand Seven Hundred Dollars ($99,700.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RUSTY EDWARDS, a married man (referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto MALIK B. BROOKS (referred to herein as the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of L. H. Davis Subdivision of Lot No. 41, Clifton, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Being the same property conveyed to RUSTY EDWARDS, by deed from HOLLIS HARBINSON, SR., of record in Book 11365, page 731, said Register's Office.

This is improved real property known as 1002 43rd Avenue North, Nashville, TN 37209. This is not the primary residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 8th day of February, 2002.

Rusty Edwards

RUSTY EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSTY EDWARDS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 8th day of February, 2002.

Notary Public

My Commission Expires: January 31, 2004