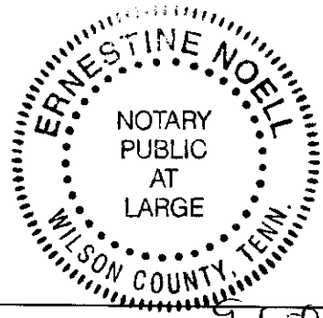
(1)

WARRANTY DEED



My Commission Expires 1-6-04

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Connie Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2004.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: September 6, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/24/04 13:31 3pgs
Fees:18.00 Taxes:240.50

20040224-0020883

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Brooks	Carol Brooks	94-5-95
(NAME)	(NAME)	
908S. 14th Street	908 S. 14th St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040011

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we**, **Brooks Investment Group, LLC** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carol Brooks**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 908 S. 14th St., Nashville, TN 37206

(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, his/her 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of February, 2004.

Brooks Investment Group, LLC

By: Gina C. Brooks,

By: Stan Ryan

State of Tennessee

County of Wilson

Before me, the undersigned Notary, personally appeared Gina C. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to the Member of Brooks Investment Group, LLC, the within named bargainor, and limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Brooks Investment Group, LLC as Member.

Witness my hand and seal, at office in Lebanon, Tennessee, this 20th day of February, 2004.

Ernestine Noell
Notary Public

My Commission expires: 9-6-04

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires 9-6-04

State of Tennessee

County of Wilson

Before me, the undersigned Notary, personally appeared Stan Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to the Member of Brooks Investment Group, LLC, the within named bargainor, and limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Brooks Investment Group, LLC as Member.

Witness my hand and seal, at office in Lebanon, Tennessee, this 20th day of February, 2004.

Ernestine Noell
Notary Public

My Commission expires: 9-6-04

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires 9-6-04

File No.: 1013842

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Shelby Heights Subdivision, Section One, revised as of record in Plat Book 2330, page 171, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Brooks Investment Group LLC by deed from Robert H. Braswell, dated December 15, 2003 and filed of record as Instrument No. 20031229-0182851, Register's Office for Davidson County, Tennessee.

Commonly known as 908 South 14th Street, Nashville, TN 37206

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED