ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Davidson County DEEDWARR
Recvd: 06/21/05 14:26 2 pg
Fees:13.00 Taxes:303.40

20050621-0071204

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$82,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2005.

Notary Public

My commission expires: 07/06/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George T Brooks Sr. **Sarah Brooks**	**SAME**	**92-10-152.00**
2813 Georgia Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rita A. Smith and Charles Merritt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George T Brooks Sr. and wife, Sarah Brooks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 49 on the Map of I. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, page 106, Register's Office for said county. Said Lot No. 49 fronts 50 feet on the South side of Douglas Street or Avenue, formerly Torbitt Avenue and now known as Georgia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert Merritt and wife, Regina M. Merritt, by Deed from Sam Garfinkle and wife, Eva R. Garfinkle, dated 03/22/63, of record in Book 3530, page 315, Register's Office for Davidson County, TN. The said Albert Merritt died testate March 18, 1984 and Regina M. Merritt died testate October 15,2001, both residents of Davidson County, Tennessee. They are survived by children John Leon Merritt, Charles Merritt, Albert Merritt Jr, Rita Merritt Smith aka Rita A. Smith, Loraine Merritt Vaughn, Loretta Norman, Regina C. Perry and Brenda Merritt, as evidenced by Affidavits of Heirship recorded in Instrument #_____, Instrument #_____,Register's Office for Davidson County Tennessee. Further conveyed to Rita A. Smith and Charles Merritt by deeds recorded in Instrument # 200505240058499, #200506080065261, #200506080065263, #200506080065259, #200506080065260, #200506080065262, Register's Office for said County.

20050621 0071203
20050621 0071202

This is improved property, known as **2813 Georgia Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **10th** day of **June, 2005.**

Rita A. Smith

Charles Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Rita A. Smith, surviving heirs of Albert Merritt, and Charles Merritt,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this **10th** day of **June, 2005.**

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: JANUARY 28, 2006