PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/19/05 09:24 2 pgs
Fees:13.00 Taxes:148.00
20050919-0111916

W & I Ref:(_____) Title No: 46661
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jimmy Brooks 117 Vaughn's Gap Road Nashville, Tennessee 37205	same

TAX MAP-PARCEL NUMBERS: 128-07-A-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$40,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nita D. Collins, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy Brooks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Glenwood Trace Section I of record in Book 6900, page 359, Register's Office for said County.

Said Lot No. 11 fronts 130.0 feet on the easterly margin of Sawyer Brown Road and extends back 304.98 feet on the northerly line and 299.82 feet on the southerly line to a dead line in the rear, measuring 102.06 feet thereon together with and subject to an easement for private drive and ingress and egress of record in Book 7647, page 749, said Register's Office.

Being the same property conveyed to Nita D. Collins by deed from Maddox-Eason Properties of record in Book 11386, page 582, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 359, said Register's Office, which Plan shows a 30 foot minimum building setback line from Sawyer Brown Road together with a designated building site, and a 20 foot easement for sewer purposes along the front line with a 2 inch sanitary sewer force main lying therein, said lot has been designated a critical lot. Easement for ingress and egress of record in Book 7647, page 749, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7253, page 578, By-Laws in Book 7325, page 18, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 7742 Sawyer Brown Road, Lot #11, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2005.

Nita D. Collins

Nita D. Collins

State of TENNESSEE

County of DAVIDSON

On this 9th day of September, 2005 , before me the undersigned authority, personally appeared Nita D. Collins , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Sworn and subscribed before me this the 9th day of September, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public