Box 186
2105

Davidson County DEEDWARR
Recvd: 12/05/05 15:27 2 pgs
Fees:13.00 Taxes:274.87
20051205-0146149

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$74,299.00
|Sarah Durham
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF December, 2005.
|Beth Triplett
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/28/08
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Brooker 906 Waggoner Ct E. Nashville Tn 37214	American Home Mtg. P.O. Box 660029 Dallas, TX 75266-0029	Map 108-04 Parcel 166

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marcus J. McClure, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lori A. Brooker, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120A, ON THE PLAN OF ZONE LOT DIVISION, PATIO VILLA SUBDIVISION, SECTION 6, OF RECORD IN BOOK 6250, PAGE 570 AND 571; AMENDING BOOK 6250, PAGE 489, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARCUS J. MCCLURE, UNMARRIED, BY DEED FROM BRYAN K. SLATE, UNMARRIED, DATED SEPTEMBER 27, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20021001-0118892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 570, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6555, Page 576, and Book 6250, Page 570, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for encroachments granted to Thomas E. Sykes, Jr. of record in Book 7314, Page 685, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

This is improved property known as: 906 Waggoner Court E., Nashville, TN 37214
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand(s) this 5th day of December, 2005.

Marcus J. McClure

Marcus J. McClure

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marcus J. McClure, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2005.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076