STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Pamela Matheney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of December, 2005.

Francine K. Johnson
Notary Public

My Commission Expires: _____

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires MAY 30, 2007

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 15:30 3 pgs
Fees:18.00 Taxes:466.20
20051219-0152170

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sanner Faye Crook and husband, Hobert Crook

296 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

133-16-0-142.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patrick Gallagher Brogdon and Tiffany Brogdon *, husband and wife, hereinafter referred to as Grantors, hereby transfers and conveys to Sanner Faye Crook and husband, Hobert Crook, hereinafter referred to as 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. 135, as shown on the map entitled Kenilworth Estates, Section Three, of record in Plat Book 2900, Page 149 & 150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick Gallagher Brogdon and Tiffany Day Gerloff by General Warranty Deed from Yilmaz Eryasa of record in Instrument No. 20030822-0122303, Register's Office for Davidson County, Tennessee.

*The said Patrick Gallagher Brogdon and Tiffany Day Gerloff are now married and Tiffany Day Gerloff is now known as Tiffany Brogdon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2900, Page 149 and 150, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3221, Page 445, Register's Office of said County.

Easement as shown of record in Deed Book 8587, Page 889, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 296 Tampa Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 **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 this 7th day of December, 2005.

Patrick Gallagher Brogdon by Attorney in Fact

Tiffany Brogdon by Attorney in Fact

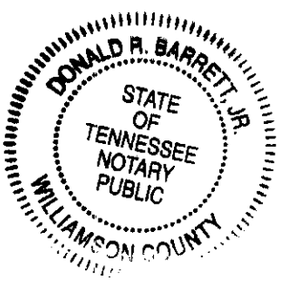
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Aaron Smith, with whom I am personally acquainted, and who prove himself to be the attorney in fact of Patrick Gallagher Brogdon and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Aaron Smith, with whom I am personally acquainted, and who prove himself to be the attorney in fact of Tiffany Brogdon and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

