Davidson County DEEDWARR
Recvd: 04/12/06 10:32 2 pgs
Fees:13.00 Taxes:706.70

20060412-0042020

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $191,000.00

JANET GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

David Webber
Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: ~~06/16/08~~ 9/30/06

04-0602-52520

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Erwin et al 608 Rocky Mountain Antioch TN 37013	same as new owner	135-14-0-A-156

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nita M. Brooks and wife, Earl G. Brooks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Erwin,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: ** an unmarried man and JADRANKO BOJIC, an unmarried man, as tenants in common with the right of survivorship,

Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 524, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nita M. Brooks and wife, Earl G. Brooks by deed from Clarence W. Harkness and wife, Joyce E. Harkness, dated 4-27-95, of record in Book 9660, Page 258, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 608 Rocky Mountain, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of March, 2006.

Nita M. Brooks

Earl G. Brooks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nita M. Brooks and Earl G. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of March, 2006.

Tonia Cox
Notary Public - Tennessee at Large

My Commission expires 08/16/08

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027