WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

Davidson County DEEDWARR
Recvd: 06/19/06 11:49 2 pgs
Fees:13.00 Taxes:5180.00

20060619-0072690

FILE BOX 19B
06-05-052-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2006

Notary Public

My Commission Expires: May 24, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND J. BROOKS AND NICOLE P.H. BROOKS	National City Mortgage	130-10
(NAME)	(NAME)	103.00
1012 Belle Meade Blvd.	3232 Newmark Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE DAY FAMILY TRUST, a Family Trust created under the laws of the State of California**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND J. BROOKS AND WIFE, NICOLE P.H. BROOKS**, hereinafter called the Grantee(s), 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. 34 on the Revised Plan of B. E. Woodards Warner Park Subdivision, as of record in Book 1130, Page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Belle Meade Boulevard, at the corner of Lots Nos. 33 and 34; thence with the easterly margin of said Boulevard North 32° 21' East 499.2 feet to the beginning of a curve to the East, with a radius of 20 feet; thence easterly with said curve 50 feet to a point in the westerly margin of Chickering Road; thence with the said margin of said road South 6° 0' East 522.8 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots westward 200.7 feet to the common corner of Lots Nos. 33, 34 and 35; thence with the line between Lots Nos. 33 and 34 in a generally northwesterly direction 200.7 feet to the BEGINNING.

BEING the same property conveyed to SUZANNE B. DAY TRUST, by Deed from RICK L. CHUKAS AND SPOUSE, JULIE W. CHUKAS, dated January 30, 1998, of record in Book 10780, Page 961, Register's Office for Davidson County, Tennessee.

THE DAY FAMILY TRUST, a Family Trust created under the laws of the State of California are one and the same as Suzanne B. Day Trust.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 1012 Belle Meade Blvd, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 15th day of June, 2006.

THE DAY FAMILY TRUST, a Family Trust created under the laws of the State of California

By: Suzanne Bercut Day, Trustee
SUZANNE BERCUT DAY, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SUZANNE BERCUT DAY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the TRUSTEE of **THE DAY FAMILY TRUST, a Family Trust created under the laws of the State of California**, by herself as such Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.