20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 10:27 2 pgs
Fees:13.00 Taxes:462.50
20060718-0086294

D. ARNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

James Finch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 2006

D. Arnette Maples
Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Finch (NAME)	Same As New Owner (NAME)	MAP 71.07
227 Prince Avenue (ADDRESS)	(ADDRESS)	PARCEL 264.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Malik Brooks and wife, Sonya Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Finch, a single person

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. 2, on the Plan of The Resubdivision of Part of Lots 70 and 45, J.B. Haynies Oriental Subdivision, of record in Plat Book 8250, Page 946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Malik Brooks by Warranty Deed dated January 20, 2005, from Jerome E. Knight, Sr., of record by Instrument No. 20050125-0009305 in the Register's Office for Davidson County, Tennessee. AND BEING further conveyed to Malik Brooks and wife, Sonya Brooks by Quitclaim Deed dated January 20, 2006 from Malik Brooks, of record by Instrument No. 20060127-0010826 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Malik B. Brooks executed this instrument on behalf of Sonya Brooks, a/k/a Sonya F. Brooks, pursuant to the General POA of record at Instrument No. 20010612-0061807, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 227 Prince Avenue, Nashville, TN 37207
(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 our hand s this 10th day of July, 2006

Malik Brooks
Sonya Brooks
By: Malik Brooks by Malik Brooks, Atty-in-fact
Malik B. Brooks, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of July, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Malik B. Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sonya Brooks as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Sonya Brooks.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of July, 2006.

D. ANNETTE MAPLES NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 25, 2009

D. Annette Maples
Notary Public

My Commission Expires: 11/25/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malik Brooks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of July, 2006.

D. ANNETTE MAPLES NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 25, 2009

D. Annette Maples
Notary Public

My Commission Expires: 11/25/09