WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2006.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ontra Brooks	**SAME as NEW OWNER**	**08111013300**
1621 21st Ave		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roger A. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ontra Brooks, married

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:

Being Lot Nos. 45 and 46 on the map of S.A. Champion's subdivision of record in Book 161, Page 132, Register's Office for said County.

Said lots adjoin and front together 88 feet on the westerly side of 21st Avenue North, and run back between lines, 154.8 feet on the northerly line along the margin of an alley and 154.6 feet more or less, on the southerly line to an other alley in the rear.

Being the same property conveyed to Roger A. Phillips, by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated 4/18/06, of record in Instrument No. 20060428-0049029, Register's Office for Davidson County, TN. Being the same property conveyed to Secretary of Housing and Urban Development, at % Pyramid Real Estate Services, 616 Marriott Drive, Ste 300, Nashville, TN 37214 by Deed from Bank of Oklahoma, N.A. f/k/a Banc Oklahoma Mortgage Corp., 7060 S. Yale Ave, Suite 200, Tulsa Oklahoma 74136, dated 2/8/06, of record in Instrument No. 2006021-0020235, Register's Office for Davidson County, TN. Being the same property conveyed to Bank of Oklahoma, NA, f/k/a BancOklahoma Mortgage Corp. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated 10/28/05, of record in Instrument No. 20051028-0130291, Register's Office for Davidson County, TN.

This is improved (**) Unimproved (____) property, known as **1621 21st Ave, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **22nd** day of **September, 2006.**

Roger A. Phillips

Roger A. Phillips

Davidson County DEEDWARR
Recvd: 09/29/06 11:36 2 pg
Fees:13.00 Taxes:333.00

20060929-0120688

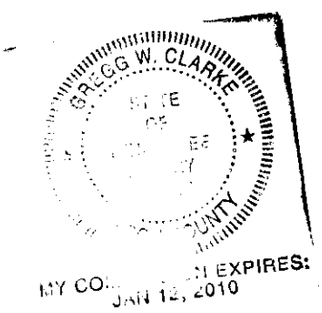
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Roger A. Phillips,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged *that* he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **September, 2006.**

Notary Public

My Commission Expires:_____



Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543