# WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(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 |
|---|---|---|
| Javis Walker (NAME) | New Owner (NAME) | MAP 81-16 |
| 1119 14th Avenue North (ADDRESS) | 1119 14th Avenue North (ADDRESS) | PARCEL 332 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Nashville, TN 37208 (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 Bradford Brooks and wife, Sonya Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javis Walker and Tomika T. Walker, husband and wife

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 part of Lot Nos. 37 and 38 in McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southwest corner of 14th Avenue North, formerly Alberta Avenue and Madison Street, being the Northeast corner of said Lot No. 38; thence with the Westerly margin of said Avenue, Southerly 37-1/2 feet; thence Westerly parallel with Madison Street 91 feet to the Easterly margin of an alley; thence with the Easterly margin of said alley Northerly 37-1/2 feet to the Southerly margin of Madison Street; thence with the Southerly margin of said Street, Easterly 91 feet to the beginning.

Being the same property conveyed to Brooks Enterprises, LLC by Warranty Deed from Clarence Summey, dated April 17, 2006 and filed of record by Instrument No. 20060419-0044973 and re-recorded in Instrument Number 20060504-0052095 in the Register's Office for Davidson County, Tennessee. Subsequently Quitclaimed to Malik Bradford Brooks and wife, Sonya Brooks by Quitclaim Deed dated May 5, 2006, from Brooks Enterprises, LLC and filed for record in Instrument No. 20060612-0069334 Davidson County Register's

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1119 19th Avenue N., Nashville, TN 37208
(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 29th day of September, 2006

Malik Bradford Brooks
Sonya Brooks
By:
Malik B. Brooks, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/02/06 10:21 2 pg
Fees:13.00 Taxes:453.25

20061002-0121330

**LEGAL DESCRIPTION CONTINUATION:**

**Office.**

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

**Malik B. Brooks (a/k/a Malik Bradford Brooks) executes this instrument as Attorney-in-Fact on behalf of Sonya Brooks (a/k/a Sonya F. Brooks) pursuant to the Power of Attorney of record by Instrument No. 20010612-0061807 in the Register's Office for Davidson County, Tennessee.**

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**On this the 29th day of September, 2006, before me, 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 29th day of September, 2006.**

D. Annette Maples
**Notary Public**

**My Commission Expires:**

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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**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 BRADFORD 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 29th day of September, 2006.**

D. Annette Maples
**Notary Public**

**My Commission Expires:**

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006