Davidson County DEEDWARR
Recvd: 10/04/06 13:49 2 pgs
Fees:13.00 Taxes:569.80

20061004-0123185

ROBIN S. EDWARDS 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 **$154,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2006.

Notary Public

My commission expires: 3/8/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edgar R. Morales	**Mortgage Lenders of America, LLC**	**Map 172-8-A, Parcel 096.00-CO**
1421 Hunters Branch Road	**8400 W. 110th Street, Ste 500**	
Antioch, TN 37013	**Overland Park, KS 66210**	

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

James O. Brooks, unmarried

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

Edgar R. Morales, 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Hunters Branch, Section 2-B, as of record in Plat Book 6900, Page 337, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to James O. Brooks, unmarried by deed from Alfred Robinson and wife, Mary Robinson of record in Book 9229, Page 443, dated January 21, 1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

Patricia Angela Brooks joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of James O. Brooks.

This is improved (__X__) Unimproved (____) property, known as **1421 Hunters Branch Road, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29th day of September, 2006.

James O. Brooks
James O. Brooks

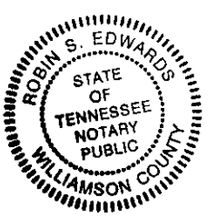
Patricia A. Brooks
Patricia Angela Brooks

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James O. Brooks and wife, Patricia Angela Brooks** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **September, 2006.**

Robin S Edwards
Notary Public



My Commission Expires: 3/28/07