WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 14:49 2 pgs
Fees:13.00 Taxes:29.60

20061004-0123347

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(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
Malik Brooks (NAME)	Same As New Owner (NAME)	MAP 81.16
103 Marshall Greene Circle (ADDRESS)	(ADDRESS)	PARCEL 330.00
Goodlettsville, TN 37072 (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, Kevin L. Thicklin , Unmarried

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

LAND in Davidson County, Tennessee, BEING the north 37 1/2 feet of the south 75 feet of Lots Unit 37 and 39 on the Map of McGavock Wetmore and other addition to Nashville, called The Town of McGavock, of record in Book 21, page 41, Register's Office for said County.

SAID part of said lot fronts 37 1/2 feet on the westerly side of 14th Avenue North and runs back between parallel lines 91 feet to the easterly margin of a 9 foot alley.

BEING a part of the same property conveyed to Kevin L. Thicklin by Quitclaim Deed from Clasek Land, LLC, a Tennessee Limited Liability Company, composed of Kevin L. Thicklin, and Shirley A. Bluing, of record at Instrument No. 20060914-0114149, Register's Office for Davidson County, Tennessee; and by Warranty Deed to Clasek Land, LLC from Emma M. Gunn, unmarried of record in Book 11373, page 705, Register's Office for Davidson County, Tennessee, and re-recorded by Instrument No. 20061004-0123345 in the Register's* Office for Davidson County, Tennessee. And further being the same property conveyed to Kevin L. Thicklin by Corrective Quitclaim Deed from Clasek Land, LLC, of record by Instrument No. 20061004-0123346 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.

*Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1111 14th Avenue, North, 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 my hand this 22nd day of September, 2006

Kevin L. Thicklin

Kevin L. Thicklin

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 Kevin L. Thicklin

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 22nd day of September, 2006.

Commission expires 11/22/08

Notary Public

DARRIS DELINGSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

My Commission Expires NOV 22 2008

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public