Davidson County DEEDWARR
Recvd: 10/17/06 08:57 3 pgs
Fees:18.00 Taxes:401.08



20061017-0128511

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Stephanie Taylor	Stephanie Taylor	105-04-0-164.00
138 Thomas Street	138 Thomas Street	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN 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, **Malik Brooks and wife, Sonya Brooks**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Stephanie Taylor,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of John Trimble's Homestead Addition, as of record in Book 57, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Easeterly side of Lincoln, formerly Thomas Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Malik Brooks and wife, Sonya Brooks from Malik Brooks by deed dated 3/8/06 of record in Instrument No. 20060316-0030477, said Register's Office.

This is improved property known as: 138 Thomas Street, Nashville, TN 37210

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. Whenever 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 hands this 29th day of September, 2006.

Malik Brooks

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **MALIK BROOKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29th day of September, 2006.

NOTARY PUBLIC

My commission expires: **June 15th, 2009**

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of Septemberr, 2006, before me 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 in behalf of **SONYA F. BROOKS**, and who acknowledged that she executed the same as the free act and deed of **SONYA F. BROOKS.**

Witness my hand and seal, this 29th day of September, 2006.

NOTARY PUBLIC

My commission expires: **June 15th, 2009**

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $108,400.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY