This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/24/06 09:13 2 pgs
Fees:13.00 Taxes:255.30

20061024-0131570

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
GKB Services, LLC
8992 Big Oak Drive
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New Owner

Map # 53.08-0-57.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Doug Brooks,** hereinafter called the **Grantors**, do hereby convey unto **GKB Services, LLC,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, Block 10, as of record in Plat Book 547, Page 97, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Doug Brooks by Quitclaim Deed of record in Instrument No. 20060928-0120097, Register's Office for said County.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 204 24th Street, Old Hickory, TN 37138.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of October, 2006.

Doug Brooks

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Doug Brooks, known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 4th day of October, 2006.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Sworn and subscribed before me on October 4, 2006.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/2008.