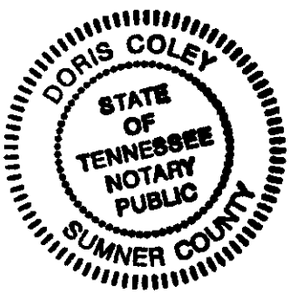
20B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 2006

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(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
Bryant Sanders (NAME)	SAME AS NEW OWNER (NAME)	MAP 81-07
497A Forrest Street (ADDRESS)	(ADDRESS)	PARCEL 351
Marion, MS 39342 (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, Malik Brooks and wife, Sonya Brooks

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

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. 84 on the Plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 84 fronts 50 feet on the Westerly side of 12th Avenue, North and extends back 115 feet on the Northerly line and 115 feet on the Southerly line to an alley.

Being the same property conveyed to Malik Brooks and wife, Sonya Brooks by Quitclaim Deed from Brooks Enterprises, LLC, dated July 11, 2006, of record by Instrument No. 20060718-0086140 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Brooks Enterprises, LLC by Warranty Deed dated February 28, 2006, from Choice Investment, LLC, of record by Instrument No. 20060302-0024375 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Choice Investment, LLC by Quitclaim Deed dated July 8, 2004, from Ken Parrish a/k/a Kenneth Parrish a/k/a Kenneth G. Parrish and wife, Julie K. Schuffman, of record by Instrument No. 20040709-0081859 in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1815 12th 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 our hand s this 6th day of November, 2006

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

Davidson County DEEDWARR
Recvd: 11/13/06 11:08 2 pgs
Fees:13.00 Taxes:405.15

20061113-0140213

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Malik Brooks executes this instrument on behalf of Sonya Brooks pursuant to a General Power of Attorney which is of record by Instrument No. 20010612-0061807 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of November, 2006, 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 7th day of November, 2006.

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/22/08

My Commission Expires NOV. 22, 2008

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 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 7th day of November, 2006.

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/22/08

My Commission Expires NOV. 22, 2008