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This Instrument Prepared By ~~and~~
~~After Recording, Return/mail to:~~
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1043875 BJ

361994 88-1

Davidson County DEEDWARR
Recvd: 01/11/07 14:31 4 pgs
Fees:23.00 Taxes:1387.50
20070111-0004828

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12th day of December, 2006, by and between **Latifa Brown, unmarried and Kenneth Boatswain, unmarried,** hereinafter "Grantors" and **Rubin Cockrell, a single man**, hereinafter "Grantee".

WITNESSETH: That for and in consideration of ~~Ten Dollars ($10.00)~~ $375,000.00 cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantors do hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of 3723 Nevada Avenue, Nashville, Tennessee

Tax Parcel No.: 058-09-0A-083.00

Being the same property of record in Document No. 20041201-0142750 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do, for Grantors and Grantors' heirs, personal representatives, executors and assigns forever, hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the day and year first above written.

Grantor
Latifa Brown

Grantor
Kenneth Boatswain

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, John B. Hines, Latifa Brown and Kenneth Boatswain the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2006.

Notary Public Signature

John B Hines
Printed Name

My commission expires: 8/23/2010

JOHN B. HINES STATE OF TENNESSEE NOTARY PUBLIC DICKSON CO., TN

(seal)

My Commission Expires
August 23, 2010

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $375,000.00.

Affiant Rubin Cockrell

Subscribed and sworn to before me this the 12th day of December, 2006.

Notary Public Signature

(seal)

JOHN B. HINES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON CO., TN

My Commission Expires
August 23, 2010

John P. Hines

Printed Name

My commission expires: 8/23/2010

Grantors' Name, Address, phone:
Latifa Brown and Kenneth Boatswain

Grantee's Name, Address, phone:
Rubin Cockrell
3723 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX STATEMENTS TO GRANTEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Exhibit "A"

The land referred to herein is situated in the State of **Tennessee**, County of **Davidson** described as follows:

BEING THE EASTERLY 60 FEET OF BLOCK 29 ON THE MAP OF CHARLOTTE PARK SECOND ADDITION EXTENDED, AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF NEVADA AVENUE EXTENDED 105 ½ FEET FROM THE SOUTHEAST CORNER OF NEVADA AVENUE EXTENDED AND A STREET; THENCE 60 FEET ALONG THE SOUTHERLY MARGIN OF NEVADA AVENUE TO A STONE ON THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY 152.1 FEET TO THE NORTHERLY MARGIN OF ANOTHER ALLEY; THENCE WITH THE NORTHERLY MARGIN OF THE LAST MENTIONED ALLEY WESTERLY 60 FEET; THENCE NORTHERLY 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LATIFA BROWN, UNMARRIED AND KENNETH BOATSWAIN, UNMARRIED BY VIRTUE OF DEED RECORDED 12/01/2004 AT DOCUMENT 20041201-0142750, RECORDS OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF TITLE: DOCUMENT 20041201-0142750 (RECORDED 12/01/2004)

APN: **058-09-0A-083.00**

U36199488-02RD04
WARRANTY DEED
LOAN# 11750682
US Recordings

File # 1043875