WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$142,000.00**

Shannon Hall
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 3 DAY OF JANUARY, 2007.

LISA M. VASK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/16/07 08:19 2 pgs
Fees:13.00 Taxes:525.40
20070116-0005583

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
GEORGE T. BROOKS AND SARAH BROOKS	**SAME**	**135-16-21**
2640 MOSSDALE DRIVE		
NASHVILLE, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF **$142,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY C. MCGRAPTH

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

GEORGE T. BROOKS AND WIFE, SARAH BROOKS AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 580 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 580 fronts 81.01 feet on the northeasterly side of Mossdale Drive and extends back 139.70 feet on the southeasterly line and 122.27 feet on the northwesterly line to a dead line, which is a broken line, measuring 111.57 feet thereon.

Being the same property conveyed to Jerry C. McGrapth and wife, Vanessa R. McGrapth by Warranty Deed from R. Craig Warner and wife, Patricia J. Warner dated 09/10/92 and filed for record on 09/15/92 in Book 8730, page 315, Register's Office for Davidson County, Tennessee. Vanessa R. McGrapth having since died in testate.

Subject to all matters of record in the Plan of Record in Plat Book 4175, page 33, said Register's Office.

Subject to restrictions of record in Plat Book 4268, page 302, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **2640 MOSSDALE DRIVE NASHVILLE, TN 37217**

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 not 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 ever 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 3 day of **JANUARY, 2007**

JERRY C. MCGRAPTH **VANESSA R. MCGRAPTH**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JERRY C. MCGRAPTH AND VANESSA R. MCGRAPTH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of **JANUARY, 2007.**

LISA M. VASEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

(SEAL) My Commission expires: 3/17/07