Davidson County DEEDWARR
Recvd: 01/25/07 11:23 2 pgs
Fees:13.00 Taxes:351.50
20070125-0010224

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of January, 2007, by and between Teresa A Brooks, unmarried, party of the first part, and Camille D Winston, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 41-B on the Plan of Zone Lot Division, of Lot No. 41 on the Plan of Lakeshore Woods, Section 3, of record in Plat Book 5200, page 621, and amended in Plat Book 5200, page 768, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Teresa A Brooks, by virtue of that certain Warranty Deed dated October 22, 1999, at Book 11718, Page 157 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6230, Page 385 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Teresa A Brooks by Fredrick Bowden Attorney in Fact

Teresa A Brooks by Fredrick Bowden, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Fredrick Bowden, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he it the person who executed the foregoing instrument in behalf of Teresa Brooks acknowledged that such person executed the same as free act and deed as Teresa Brooks.

WITNESS my hand and official seal at office this 19th day of January, 2007.

Notary Public

My Commission Expires: 9.6.07

LISA SHEPPARD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN

Property Owner & Address: Camille D Winston

Tax Parcel No 150-07-0 373.00

Property Address: 3368 Oak Trees Court
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of January, 2007.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009