Davidson County DEEDWARR
Recvd: 02/07/07 08:42 2 pgs
Fees:13.00 Taxes:629.00

20070207-0015838

304 34

WARRANTY DEED

LEON SHARPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 1-30-09
(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
John Scott Orr (NAME)	Same As New Owner (NAME)	MAP 81.16
1115 14th Avenue North (ADDRESS)	(ADDRESS)	PARCEL 331.00
Nashville, TN 37208 (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 Sonya Brooks

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

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 the Southerly 37-1/2 feet of the Easterly 41 feet of Lot No. 37 and the Southerly 37-1/2 feet of the Northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 37 and 38 front 37-1/2 feet on the Westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

BEING the same property conveyed to Malik Brooks and wife, Sonya Brooks by Quitclaim Deed from Brooks Enterprises, LLC, A Tennessee Limited Liability Company, and Malik Brooks, Individually and Sonya Brooks, Individually, of record by Instrument No. 20061004-0123334 in the Register's Office for Davidson County, Tennessee.

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

Malik B. Brooks executed this instrument on behalf of Sonya Brooks, a/k/a Sonya Brooks, pursuant to the Power of Attorney of record at Instrument No.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1115 14th 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 2rd day of February, 2007

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

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 S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of February 2007.

Commission expires _____

D. Annette Maples
Notary Public

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 02nd day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared Malik B. Brooks, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Sonya Brooks, a/k/a Sonya B. Brooks, as her attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Sonya Brooks, a/k/a Sonya B. Brooks.

Witness my hand and official seal, this the 02nd day of February, 2007.

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

D. Annette Maples
Notary Public

Malik Brooks and Malik B. Brooks, being one and the same person.

CONTINUED

20010612-0061807, Register's Office for Davidson County, TN