STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2007.

Notary Public
MY COMMISSION EXPIRES: 11/13/09
File No. G7-27320

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael R. Brown and Cathy M. Brown, husband and wife (NAME)	GMAC Mortgage, LLC (NAME)	43-80-8
100 Shelby Street (STREET ADDRESS	100 Witmer Road (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Worsham, PA 19044-0963 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/02/07 12:16 2 pgs
Fees:13.00 Taxes:322.27
20070302-0025960

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David Cook, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Brown and Cathy M. Brown, husband and wife**, 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:

The property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to-wit:

Described property located in the 4th Civil District of Davidson County, Tennessee, to wit:

Tract No. 7 on the unrecorded plan of H A Youngblood's Subdivision, described according to a copy of a map made by Cantrell & Morrison, dated May 1954, as follows:

Beginning at a point on the northwesterly margin of Shelby Street, at the common corner of lots 4 and 7; thence with line of Lots 4, 5, 6, North 47 degrees 47 minutes West 167.5 feet to a point; thence South 43 degrees 01 minutes West 54.1 feet in the corner of Lot 8; thence with the line between Lots 7 and 8, South 44 degrees 17 minutes East 164.8 feet to the northwesterly margin of Shelby Street; thence with the margin of same North 45 degrees 43 minutes East 64.1 feet to the beginning.

BEING the same property conveyed to David Cook, a single man from U.S. Bank National Association, as Trustee, by Deed dated May 24, 2006, as Instrument No. 200608080097122, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 100 Shelby Street, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 23rd day of February, 2007.

David Cook

February 23, 2007
Date

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 David Cook, a single man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of February, 2007.

My Commission Expires: 11/13/09

Notary Public

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of February, 2007.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066