THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 03/02/07 14:50 2 pgs
Fees:13.00 Taxes:29.60
20070302-0026112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map/Parcel: 09108003900

The actual consideration or value, whichever is greater, for this transfer is $8,000.00

Affiant

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 2nd day of March, 2007.

My Commission Expires: 7/19/08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Michael Blivens and Laresha Blivens
4717 Derbyshire Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Malik Brooks**, hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Michael Blivens and Laresha Blivens, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 37-1/2 feet of Lot No. 10 on the Map of L. H. Davis subdivision of Lot No. 41 on the Plan of Clifton, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 37-1/2 feet on the easterly side of 44th Avenue North, formerly Laughlin Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Malik Brooks in Instrument No. 20050128-0010612, recorded 1/28/2005, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to all matters, terms and conditions on the plat of record in Book 57, page 100, and any and all supplements and amendments thereof, of the said Register's Office.

This is unimproved property known as: 1022 44th Avenue North
Nashville, TN 37209

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" have caused their names to be affixed hereto on this 2nd day of March, 2007.

GRANTOR:

Malik Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Malik Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 2nd day of March, 2007.

7/19/08

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY