(2)

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/20/07 12:17 2 pgs
Fees:13.00 Taxes:830.65
20070420-0047419

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $224500.00

Deonna Stylt
Affiant

Subscribed and sworn to before me,
this 14th day of December, 2006.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My Commission Expires: 5-24-08

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| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| David C. Brooks<br>1211 Howard Avenue<br>Nashville, Tennessee 37216 | new owner | 72-03-0-147.00 |

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**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Elise Zurlo and Blake Dayton as Tenants in Common with Right of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David C. Brooks**, an individual, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 163 on the Plan of Inglewood Place, as of record in Book 332, Page101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elise Zurlo and Blake Dayton as Tenants in Common with Right of Survivorship, by Deed from Dawn M. Curtis, unmarried, of record in Instrument No.20050408-0038602, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

3. Subject to a Driveway Agreement of record in Instrument No. 20030926-0142770, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1211 Howard Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselvesf, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of December, 2006.

By: Elise Zurlo

Elise Zurlo

By:

Blake Dayton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Elise Zurlo and Blake Dayton, the bargainors, 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 Nashville, Tennessee, on this 14th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010