2801 book 86

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 04/24/07 14:05 2 pgs
Fees:13.00 Taxes:407.00
20070424-0048874

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 053-08-0-069.00

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of April, 2007.

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

My Commission Expires: 11/14/09

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Tanesha D. Daniel, unmarried
(Name)
2403 Elliott Drive
(Street Address)

Old Hickory, TN 37138

SEND TAX BILLS TO:
SunTrust Mortgage
~~NAME~~
(Name)
P.O. Box 305110
(Street Address)
Nashville, TN 37230

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, **Douglas A. Brooks, married**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Tanesha D. Daniel, unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6, Block 10, on the Plan of Dabb's and Elliot's Subdivision No. 1, as shown on plat of record in Plat Book 547, page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Donna Maguire by deed of record in Instrument No. 20060807-0096593, recorded 8/7/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas A. Brooks in Instrument No. 20070424004873 Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2403 Elliott Drive, Old Hickory, TN 37138. This property has been used for investment purposes only and has never been used as the marital residence of the grantor

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," her 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, except as stated herein as follows:

1. Davidson County Real Property Tax for the year 2007 and subsequent years.

2. All matters shown on Plat recorded in Book 547, page 97, said Register's Office.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 19th day of April, 2007.

Douglas A. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Douglas A. Brooks, a married man,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of April, 2007.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY