THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/08/07 13:56 2 pgs
Fees:13.00 Taxes:37.00
20070808-0094996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 081-15-0-233.00

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me this the 8 day of August, 2007.

My Commission Expires: 7/19/08

Notary Public

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Malik Brooks and Sonya Brooks
(Name)
103 Marshall Green Circle, Goodlettsville, TN 37072
(Street Address)

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, **Amadu Barr and wife, Phebean Barr,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Malik Brooks and Sonya Brooks, 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 part of Lot No. 381 on the plan of McGavock, Wetmore, et al., 2nd Addition to Nashville, called the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of the first alley west of 17th Avenue, North, formerly James Street, and Underwood Street; thence with the easterly margin of said alley northerly 114 feet to a point 15 South of the southerly margin of a 10 foot alley; thence east 30 feet to the westerly line of the property conveyed to Henry Potter et ux., by deed from P. H. Henderson, Trustee, and Daisy Henderson of record in Book 634, page 40, said Register's Office; thence with Potter's west line, southerly 120 feet, more or less, to the northerly margin of Underwood Street; thence with the northerly margin of said street, westwardly 31-7/17 feet to the beginning.

Being the same property conveyed to Amadu Barr and Phebean Barr by Deed of record in Book 10800, Page 829 recorded 2/19/1998, and in Instrument No. 20061113-0139908 recorded 11/13/2006 Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 1708 Underwood Street
Nashville, TN 37208.

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, 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 they 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 "Grantor" does further covenant and bind themselves, their 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" has caused their names to be affixed hereto on this 8 day of August, 2007.

Amadu Barr

Phebean Barr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Amadu Barr and Phebean Barr**, 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 8 day of August, 2007.

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08

CERTIFICATE OF AUTHENTICITY

I, Amy D. Nix, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy D. Nix

State of Tennessee
County of Davidson

Personally appeared before me, Kara Everett, a notary public for this county and state, Amy D. Nix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KARA EVERETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires: 9-22-07