Book 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/07 14:11 3 pgs
Fees:18.00 Taxes:684.50
20070820-0099493

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Marquita J. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2007

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CITY OF FUR

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marquita J. Hill (NAME)	Chase Bank USA, N.A. (NAME)	MAP: 43-15
126 Larkin Springs Road (ADDRESS)	601 Oakmont Lane, 3rd Floor (ADDRESS)	PARCEL: 125.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Westmont, IL 60559 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Malik Brooks and wife, Sonya Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marquita J. Hill

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument Number 20060403-0o037167, at the Register's Ooffice for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 2 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office and being more particularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way of Larkin Springs R oad, said pin being the southeasterly corner of Lot 1, and the northeasterly corner of the herein described;

Thence, with said right-of-way line, South 7 degrees 47 minutes 21 seconds West, 46.68 feet to an iron pin new, being the northeasterly corner of Lot 3, Larkin Springs Subdivision;

Thence, with the northerly line of said Lot 3, North 82 degrees 29 minutes 38 seconds West, 219.69 feet to an iron pin new in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, North 7 degrees 30 minutes 22 seconds East 66.44 feet to an iron pin new, being the southwesterly corner of the aforementioned Lot 1;

CONTINUED

unimproved ( )
This is improved (X) property, known as 126 Larkin Springs Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hand s this 1st day of August 2007

Malik Brooks

Sonya Brooks

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 Malik Brooks ~~and wife, Sonya Brooks~~

the bargainor s, 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, this 1st day of August, 2007.

Commission expires 1-20-09

Notary Public

Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 1st day of August, 2007, before me, the undersigned Notary Public, personally appeared Malik Brooks, known to me to be the person whise name is subscribed as attorney in fact for Sonya Brooks, and acknowldeged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires: 1/20/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

LEGAL DESCRIPTION CONTINUATION

Thence, with the southerly line of Lot 1, the following three (3) calls:
South 73 degrees 14 minutes 25 seconds East, 163.85 feet to an iron pin new;
South 81 degrees 50 minutes 42 seconds East, 34.50 feet to an iron pin new;
North 81 degrees 06 minutes 28 secons East, 24.71 feet to the POINT OF BEGINNING and containing 11009 square feet or 0.253 acres, more or less.

For source of title reference is made to Instrument Number 20061227-0159235, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Malik Brooks and Malik B. Brooks being one and the same person.

Sonya Brooks and Sonya F. Brooks being one and the same person.

Power of Attorney of record in Instrument Number 20010612-0061807, Register's Office for Davidson County, Tennessee.