Davidson County DEEDWARR
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Fees:13.00 Taxes:429.20
20070912-0109419

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samuel Brooker	Fifth Thrid Mortgage Company	Map 148-10
3908 Creekside Drive	P.O. Box 170	Group 0
Nashville, TN 37211	Cincinnati, OH 45263-0170	Parcel 44

FOR AND IN 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

Angela J. Lester, a married woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Samuel Brooker, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of Section Five, Locustwood, of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela K. Jenkins by deed from Stacey Redding, of record in Instrument 20061012-0126639, dated October 6, 2006 and recorded October 12, 2006 said R egister's Office. The said Angela K. Jenkins now known as Angela J. Lester.

Being the same property conveyed to Stacey Redding by deed from Chad S. Thomas and wife, Karen M. Thomas, of record in Instrument 20051130-0144037, dated August 31, 2005 and recorded N ovember 30, 2005 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2739, Page 397, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 43, said Register's Office.

~~The said XXXXXXXXXXXXXXXXXXXXXXXXXXX joins in this conveyance to convey any and all marital interest he/she may have in said property.~~

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3908 Creekside Drive, Nashville, TN 37211

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 my hand this 11th day of September, 2007.

Angela J. Lester

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela J. Lester f/k/a Angela K. Jenkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of September, 2007.

Notary Public

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.