(2)

THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed before me this 25th day of September, 2007.

Notary Public

My Commission Expires:

DEBBIE RUBENSTEIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Douglas A. Brooks	1222 Greenland Avenue	Owner	061 14 0 024.00
9248 Brushboro Drive	Nashville, TN 37216		
Brentwood, TN 37027			061 140 027.00

My Commission Expires JUNE 12, 2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand and 00/100 Dollars ($95,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **BRENDA FAY ROBINSON GARNER, a married woman** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **DOUGLAS A. BROOKS, a married man** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being part of tract no. 3 in the subdivision of Dr. William Williams' land, a plan of which is of record in Plan Book 2, Page 128, Chancery Court at Nashville, described according to a survey made by R. L. Montoya, Surveyor, dated June 30, 1980, as follows:

BEGINNING at the southwest corner of Greenland and Kennedy Avenues, thence with the south line of Greenland Avenue, westwardly 100 feet to the northeast corner of the property conveyed to Greg C. Taylor and wife, Sherry Walker Taylor by deed from Jack L. Plummer and wife, Cora Frances Plummer, of record in Book 5404, Page 262, Register's Office for said County; thence with their east line, southwardly 175 feet; thence eastwardly 98 feet to the westerly margin of Kennedy Avenue; thence with the westerly margin of said Avenue, northwardly 175.1 feet to the point of beginning.

BEING the same property conveyed to Hoyt Guy Robinson by Warranty Deed dated June 12, 1987 from Robert H. Old and wife, Nancy C. Old, of record in Book 7306, Page 408, Register's Office for Davidson County, Tennessee. Hoyt Guy Robinson having died on October 17, 2002, bequeathing the real property to his daughter, Brenda Fay Robinson Garner (see Last Will and Testament of Hoyt Guy Robinson, Davidson County Probate Court Docket No. 02P 1833; Will Volume No. 4983, Page 940435; Instrument No. 20030521-0069354 and Heirship Affidavit of record in Instrument No. 20030521-0069356, Register's Office for Davidson County, Tennessee).

The property is subject to those matters set forth on the Plan of record in Book 2, Page 128, Chancery Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title

Davidson County DEEDWARR
Recvd: 10/01/07 14:09 2 pgs
Fees:13.00 Taxes:351.50
20071001-0116603

SEP 2 8 2007
MD

and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Lawrence M. Garner joins in the execution of this Warranty Deed to convey any and all right, title and interest he may have in the subject property by virtue of his marriage to the Grantor, Brenda Fay Robinson Garner.

WITNESS our hands this the 22 day of September, 2007.

Brenda F. Robinson Garner
BRENDA FAY ROBINSON GARNER

Lawrence M. Garner
LAWRENCE M. GARNER

STATE OF MICHIGAN)
COUNTY OF Michigan)

Personally appeared before me, Brenda Fay Robinson Garner, the undersigned, a Notary Public, in and for said State and County, **Brenda Fay Robinson Garner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Charter One Bank, Michigan, this the 22 day of September, 2007.

NOTARY PUBLIC

My Commission Expires:

BRIAN C. WALCZAK
NOTARY PUBLIC, MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES JULY 27, 2012

BRIAN C. WALCZAK NOTARY PUBLIC WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN)
COUNTY OF Michigan)

Personally appeared before me, Lawrence M. Garner, the undersigned, a Notary Public, in and for said State and County, **Lawrence M. Garner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Charter One Bank, Michigan, this the 22 day of September, 2007.

NOTARY PUBLIC

My Commission Expires:

BRIAN C. WALCZAK
NOTARY PUBLIC, MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES JULY 27, 2012

BRIAN C. WALCZAK NOTARY PUBLIC WAYNE COUNTY, MICHIGAN