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

Davidson County DEEDWARR
Recvd: 10/19/07 15:31 2 pgs
Fees:13.00 Taxes:66.60
20071019-0124393

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 081-07-0-344.00

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Affiant

Subscribed and sworn to before me this the 12th day of October, 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 and Sonya Brooks
(Name)
1903 12th Avenue North
(Street Address)
Nashville, TN 37208

SEND TAX BILLS TO:

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

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PINNACLE AUTOMOTIVE II, INC., a Tennessee corporation, also doing business as Pinnacle Automotive Partners**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **MALIK BROOKS AND WIFE, SONYA BROOKS,** hereinafter "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, further described as follows:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Cephas Woodard Subdivision, as shown on plat of record in Plat Book 161, page 174, 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 Pinnacle Automotive Partners in Instrument 20070215-0019091, recorded 2/25/2007, Register's Office for Davidson County, Tennessee.

Being unimproved property also known as 1903 12th Avenue North, Nashville, Tennessee 37208.

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 "Grantees," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that it 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 2008 and subsequent years.
2. All matters shown on Plat recorded in Book 161, page 174.
3. Order of Judgment vs. Robert Potter, Jr. filed by Drees Premier Collection Inc. d/b/a Zaring Premier Homes, of record in Instrument No. 20040227-0022302, Register's Office of Davidson County.

Grantor further covenants and binds itself, its successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, "Grantor" has caused its name to be affixed hereto on this 12th day of October, 2007.

PINNACLE AUTOMOTIVE II, INC., a Tennessee Corporation,
also doing business as Pinnacle Automotive Partners

BY: _____
Willie S. Avery, Jr.

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Willie S. Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PINNACLE AUTOMOTIVE II, INC., a Tennessee corporation, also doing business as Pinnacle Automotive Partners, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of October, 2007.

_____
Notary Public

My Commission Expires: 5/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, 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.

_____
Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, ~~Amy D. Nix~~ R. Gary Chaffin, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

Commission Expires: 3/21/08

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN