Davidson County DEEDWARR
Recvd: 01/09/08 15:09 3 pgs
Fees:18.00 Taxes:40.70
20080109-0002879

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Malik Brooks	New Owner	Map 081-03-0
103 Marshall Green Circle		Parcel 244.00
Goodlettsville, TN 37072		12871 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jacquelin A. Robert, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Malik Brooks, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Jacquelin A. Robert by default judgment in the Chancery Court for Davidson County, Tennessee, Case No. 07-149-II record in Instrument Number 20071018-0123695, said Register's Office. Further being the same property conveyed to Jacquelin A. Robert by final decree confirming sale in the Chancery Court for Davidson County, Tennessee, Case NO. 01-747-II of record in Instrument Number 20010924-0103093, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Jacquelin A. Robert and never has been and is investment property owned by Jacquelin A. Robert.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2008and subsequent years.
2. Matters of record in Book 57, page 26, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1105 Cecilia Avenue, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $10,999.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2007.

Notary Public

MY COMMISSION EXPIRES. September 19, 2009

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 st day of October, 2007.

Jacquelin A. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jacquelin A. Roberts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES September 19, 2009

ROBERT JOHN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

LAND LOCATED IN THE 2ND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF CECILIA STREET, 114.79 FEET WEST OF THE WESTERLY MARGIN OF 11TH AVENUE NORTH, SAID LAND BEING A PART OF LOT NO. 29, PLAN OF BUENA VISTA RECORDED IN BOOK 57, PAGE 26 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 12-18-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF CECILIA STREET (50 FOOT WIDE RIGHT-OF-WAY), SAID ROD BEING THE NORTHWEST CORNER OF THE DY PROPERTIES, II LAND (INSTRUMENT # 20060913-0113502 R.O.D.C., TN.) LOCATED
S 73°06'02" W 114.79 FEET FROM THE SOUTHWEST RIGHT-OF-WAY INTERSECTION OF SAID CECILIA STREET AND OF 11TH AVENUE NORTH (50 FOOT WIDE RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE LEAVING SAID CECILIA STREET WITH SAID DY PROPERTIES
S 15°15'28" E, PASSING A WITNESS IRON ROD (OLD) AT 139.87 FEET FOR A TOTAL DISTANCE OF 145.00 FEET TO A POINT IN THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY
S 73°06'10" W 34.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE SUSIE L. MATTHEWS LAND (BOOK 4501, PAGE 14 R.O.D.C., TN.); THENCE LEAVING SAID ALLEY WITH SAID MATTHEWS
N 15°14'27" W 145.00 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF SAID CECILIA STREET; THENCE WITH SAID SOUTHERLY MARGIN
N 73°06'02" E 33.96 FEET TO THE POINT OF BEGINNING CONTAINING 4924.83 SQ. FT. OR 0.11 ACRES MORE OR LESS.