THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 RETURN TO: PREMIER ESCROW, LLC 430 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 BOX 10-A	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Alison L. Russell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2008. Kathy Snider Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Terrence D. Brooks & Gina T. Brooks, Trustees	owners	MAP 91-15
4710 Nevada Avenue		PARCEL 389
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, **Donald F. Thompson and wife, Alicia D. Thompson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrence D. Brooks and Gina T. Brooks, Trustees under the Terrence D. Brooks LIVING TRUST dated August 19, 2005**

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 number 609 of Block number 27 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103 (incorrectly referred to as Book 54, page 103 in the prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Donald F. Thompson and wife, Alicia D. Thompson by deed recorded as instrument number 20060602-0065204, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record as instrument number 20050707-0078715; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 57, page 103; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4710 Nevada Avenue, Nashville, TN 37209.**

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 hands this the 25th day of January, 2008.

Donald F. Thompson

Alicia D. Thompson

Davidson County DEEDWARR
Recvd: 01/31/08 13:59 2 pgs
Fees:13.00 Taxes:2035.00

20080131-0010115

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 **Donald F. Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Notary Seal present,
but could not be reproduced.

Witness my hand and official seal this the 25th day of January, 2008.

Bill Garrett
Davidson County Register of Deeds

My Commission expires 1-9-12

Notary Public

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 **Alicia D. Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2008.

My Commission expires 1-9-12

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds