WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $174,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2008.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Fucile	SAME	061-16-0-027.00
1222 Greenland Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Fucile and Lisa DeAngelo, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Tract NO. 3 in the subdivision of Dr. William Williams' land, a plan of which os 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, northwardly175.1 feet to the point of beginning.

Being the same property conveyed to Douglas A. Brooks, a married man, by deed from Brenda Fay Robinson Gardner, on September 22, 2007, of record in Instrument Number 20071001-0116603, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plan Book 2, page 128, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1222 Greenland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 13, 2009.

Douglas A. Brooks

Davidson County DEEDWARR
Recvd: 01/15/09 15:59 2 pgs
Fees:13.00 Taxes:643.80
20090115-0004090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks, a married man** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2009

My commission expires 8/23/11

Notary Public

