WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295,000.00~~ 296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY—
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY BROOK	First National Bank of Chester County	MAP 142-16 B PAR 33.00 CO
(NAME)	(NAME) thru AmHome Bank Division	
120 ~~AMHERST~~ AMHERST WAY	3840 Hempland Rd.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Mountville, PA 17554	
(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, **ANDREW I. STRAUS, and wife, PATRICIA G. STRAUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY BROOK, and wife, JAMIE BROOK, AND BRUCE HIRSCH, MARRIED**, 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 No. 33 on the Plan of Arlington Green, Phase I, of record in Book 6900, page 399, and amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee.

Said Lot No. 33, which is a corner lot fronts 158.34 feet on the northerly margin of Amherst Way and fronts 81.18 feet on the easterly margin of Arlington Place, said frontages being joined by a curve having a length of 38.44 feet, and extends back 90.65 feet on the easterly line and 158.77 feet on the northerly line to a point of intersection.

Being the same property conveyed to Andrew I. Straus and wife, Patricia G. Straus by deed of record in Instrument No. 20030127-0010810, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as

MAILING ADDRESS: 120 AMHERST WAY, NASHVILLE, TN 37221 / TAX RECORDS LIST ADDRESS AS 400 ARLINGTON PLACE, NASHVILLE TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of June, 2009.

ANDREW I. STRAUS

PATRICIA G. STRAUS

BILL GARRETT, Davidson County
Trans: T20090044257 DEEDWARR
Recvd: 07/01/09 14:33 2 pgs
Fees: 13.00 Taxes: 1095.20

20090701-0061431

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ANDREW I. STRAUS, and wife, PATRICIA G. STRAUS the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 6/30/2009.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.