PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090045051 DEEDWARR
Recvd: 07/06/09 11:31 2 pgs
Fees:13.00 Taxes:3755.50
20090706-0062497

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50074
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Phillips Brooks Allison D. Wills-Brooks 3713 Richland Ave. Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 10409011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,015,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert K. Taylor and spouse, Rebecca J. Taylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Phillips Brooks and spouse, Allison D. Wills-Brooks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly half of Lot No. 28, in Block No. 7, on the Plan of the Richland Realty Company's First Subdivision, Division A, a plan of which is of record at Book 161, page 151, Register's Office for said County and described as follows:

Said westerly half of said Lot No. 28 fronts 50 feet on the southerly side of Richland Avenue and extends back between parallel lines, parallel with and 350 feet west of the westerly margin of Craighead Street, a distance of 200 feet to the northerly line of Lot No. 27.

Being the same property conveyed to Robert J. Taylor and spouse, Rebecca J. Taylor by warranty deed from Steven R. Abram and spouse, Jody K. Abram, dated Feb. 27 and 28, 2001 and recorded on Mar. 2, 2001 of record in Doc. No. 20010302-0019622, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161 Page 151, said Register's Office.

This is improved property, known as: 3713 Richland Avenue, Nashville, Tennessee 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2009.

Robert K. Taylor

Rebecca J. Taylor

State of TENNESSEE
County of DAVIDSON

On this 16th day of June, 2009 , before me the undersigned authority, personally appeared Robert K. Taylor and Rebecca J. Taylor , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,015,000.00

Affiant

Sworn and subscribed before me this the 16th day of June, 2009

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Notary Public