BILL GARRETT, Davidson County
Trans:T20100077055 DEEDWARR
Recvd: 12/07/10 11:17 2 pgs
Fees:13.00 Taxes:325.60
20101207-0097395

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of November, 2010, by and between Yolanda New and Thomas New, III, both unmarried, party of the first part, and David W Brooks, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot NO. 21 on the Map of Bransford Realty Company's subdivision of the McWhirter Tract and of the Love-McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Said Lot No. 21 fronts 51.4 feet on the Westerly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Thomas New, III and Yolanda New by Affidavits of Heirship of record at Instrument NO 20101207-0097393 and Instrument NO. 20101207-0097394 in the Register's Office of Davidson County, Tennessee. Being previously conveyed Thomas B. New, Jr. and Mary Louise New, by virtue of that certain Warranty Deed dated September 5, 1956, at Book 2482, Page 606. Being also conveyed to Thomas B New Jr. from the Thomas B New RLT dated June 8, 1999 by Quit Claim Deed dated October 16. 2001 at Instrument No. 20011023-0115569 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yolanda New

Yolanda New

Thomas New, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yolanda New and Thomas New III, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of November, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	David W Brooks 700 North 9th Street Nashville, Tn 37206
Tax Parcel No	08208008000
Property Address:	700 North 9th Street Nashville, TN 37206
MAIL TAX BILLS TO:	First Community Mortgage 611 Delray Street **Shelbyville, TN 37160**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $88,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of November, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY