BILL GARRETT, Davidson County
Trans:T20110013124 DEEDWARR
Recvd: 03/04/11 09:55 2 pgs
Fees:13.00 Taxes:1110.00
20110304-0017415

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 3rd day of March, 2011.

Notary Public
My commission expires: 9/9/14

03-1101-36923

Address of New Owner:	Send Tax Bills to:	Tax Information
Britt Herron 612 Collins Crest Court Nashville TN 37221	Freedom Mortgage Corp. 907 Pleasant Valley Ave. S-3 Mount Laurel, NJ 08054	155-12-0-B 004.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deana M. Brooks, unmarried, and Eugene H. Brooks and wife, Sandra Marie Brooks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Britt Herron and wife, Katherine Herron, hereinafter called the Grantees, their successors 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. 4 on the Plan of Collins Crest Subdivision, of record in Instrument No. 20060105-0001456, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deana M. Brooks, unmarried, and Eugene H. Brooks and wife, Sandra Marie Brooks by deed from French River Development Company, LLC, a Tennessee limited liability company, dated December 15, 2006, recorded December 18, 2006, in Instrument No. 20061218-0155518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Collins Crest Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Power of Attorney in Instrument # 20110304-0017414, Register Office for said County.

WITNESS my hand this 2nd day of March, 2011.

Deana M. Brooks

Eugene H. Brooks
By: Deana M. Brooks, Attorney in Fact

Sandra Marie Brooks
By: Deana M. Brooks, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deana M. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of March, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Deana M. Brooks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Eugene H. Brooks and Sandra Marie Brooks and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 2nd day of March, 2011.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: 2/11/2013