Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2011.

Notary Public

Commission Expiration: 3/28/2015

TRACI MINGLEDORFF STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Frederick A. Brooks 636 Canton Pass Madison, TN 37115	SAME AS NEW OWNER.	-052 12 0 059.00

WARRANTY DEED

FOR AND IN 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, Gregory Conley Lyng, Married and Jeffrey Irving Lyng, unmarried and Margaret L. Lyng, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick A. Brooks, an unmarried man 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:

Property known as 636 Canton Pass Madison, TN 37115, County of Davidson:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Canton Pass at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, westerly 122.4 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northerly 102.4 feet to the southerly margin of Canton Court; thence with the same, easterly 90.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 36.7 feet to the easterly margin of Canton Pass; thence with the same, southerly 83.9 feet to the beginning.

Being the same property conveyed to Gregory Conley Lyng and Jeffrey Irving Lyng, as tenants in common with right of survivorship, and a life estate retained by Margaret L. Lyng by deed from Margaret L. Lyng dated 03/28/2008 filed of record as Instrument No. 200803280031415, said Register's Office.

The above property is not the primary residence of any of the said Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 636 Canton Pass, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20120000307 DEEDWARR
Recvd: 01/03/12 14:00 2 pgs
Fees:13.00 Taxes:407.00
20120103-0000377

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 unemcumbered, 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 my hand this 29th day of December, 2011.

Gregory Conley Lyng

Gregory Conley Lyng

Jeffrey Irving Lyng

Jeffrey Irving Lyng

Margaret L. Lyng

Margaret L. Lyng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2011, before me personally appeared Gregory Conley Lyng and Jeffrey Irving Lyng and Margaret L. Lyng, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2011.

Notary Public

Commission Expiration: 3/28/2015

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY