Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $35,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITAL HOMES LP	**SAME**	**082-08-0-173.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, LULU M. BROOKS, A/K/A LULA M. BROOKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** 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. 181 on the Plan of F. O. Beasley's McFerrin Addition as of record in Book 57, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 181 fronts 50 feet on the westerly side of Myrtle Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marcellus Brooks and wife, Lulu M. Brooks, by deed from Associatess Financial Services Company of Tennessee, Inc., of record in Book 10609, page 345, dated August 27, 1997, Register's Office for Davidson County, Tennessee. The said Marcellus Brooks having since died on January 19, 2012, leaving Lulu M. Brooks as the surviving tenant by the entirety.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Lulu M. Brooks and Lula M. Brooks are one and the same person.

BILL GARRETT, Davidson County
Trans:T20130071517 DEEDWARR
Recvd: 08/19/13 15:48 2 pgs
Fees:13.00 Taxes:129.50
20130819-0087267

Unimproved ( )
This is improved(X) property, known as **416 MYRTLE STREET, NASHVILLE, TN 37206**
(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 my hand this 19th day of August, 2013.

Lula M. Brooks

LULU M. BROOKS A/K/A LULA M. BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LULU M. BROOKS, A/K/A LULA M. BROOKS,** the bargainor(s), 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 therein contained.

Witness my hand and official seal at office, this 19th day of August, 2013.

My commission expires: **MAY 5, 2015**



Lee A. Cohen

Notary Public