This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 3967 PAGE 607

WARRANTY DEED

TTC 185161

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr. & Mrs. J. F. Brooks	Kimbrough-Kavanaugh & Associates 416 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-63120	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) ~~Lot 65,~~ Ashley Drive (Section 4 Jan)	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. L. EUBANK and wife, HELEN L. EUBANK,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. F. BROOKS and wife, EVELYN BROOKS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 65 on the Plan of McMurray Woods, Section III, (Resubdivision of Lots 62 through 69), as of record in Book 3500, page 92.

Said Lot No. 65 fronts 100 feet on the easterly side of Ashley Drive and runs back 150 feet on the northerly line and 249.47 feet on the southerly line to a dead line in the rear measuring 133.93 feet thereon.

Being part of the property conveyed to F. L. Eubank and wife, Helen L. Eubank, by deed from William O. Lee, Trustee, as of record in Book 3797, page 424.

This conveyance is made subject to restrictions of record in Book 3436, page 411.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of December, 1965.

Helen L. Eubank

F. L. Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. L. Eubank and wife, Helen L. Eubank, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of December, 19 65.

My commission expires July 26, 1966

Reau E. Folk, Jr.
Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named , the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this, the day of , 19 .

My commission expires:

Notary Public

WARRANTY DEED
REF: cr

FROM
F. L. EUBANK and wife,

TO
J. F. BROOKS and wife,

09880

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 10 1 54 PM '65
NOTED: BOOK 113 PAGE 156
RECORDING FEE $ 2.00
DEP: REG.

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , this, the day of , 19 .

My commission expires:

STATE TAX $ 1.75
PROBATE 50
TOTAL $ 2.25

Notary Public

PAID DEC 10 1965
DAVIDSON COUNTY, TENN.
R. E. WORRALL
COUNTY CLERK

File: Reau Folk