TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: BOOK 4137 PAGE 90 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Walter F. Brooks (NAME) | ==same== (NAME) | Map 61-6 |
| 1525 East Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 150 |
| Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

MO

For and in consideration of the sum of Five Thousand Five Hundred and no/100 - - - - - - - - - - - - - - - - - - ($5,500.00) - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Walter F. Brooks and wife, Mary Sue Brooks

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Elmer I. Kent and Carl H. Hutson

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of Sec. 14, Gra-Mar Acres, unrecorded, and described as follows:

BEGINNING at a point in the south margin of Broadmoor Drive, at the corner of Lots 6 and 7; thence with the line between said lots, southerly 213.6 feet to a point in the north line of Lot 11; thence with the line between Lots 7, 11 & 12 easterly 106.6 feet to a corner of Lots 7 and 8; thence with the line between said lots, northerly 208.2 feet to a point in the south margin of Broadmoor Drive; thence with the margin of the same, westerly 96 feet to the point of beginning.

Being part of the property conveyed to Elmer I. Kent and Carl H. Hutson, by deed from Nellie L. Owen, a widow, as of record in Book 4031, page 654, and by deed of correction as of record in Book 4048, page 437, bothin said Register's Office.

The unrecorded plan shows a 100-foot set-back line from Broadmoor Drive, a 10-foot easement for public utilities along the rear line of the lot, an anchor easement 2½x30 feet at both front corners of the lot.

This instrument prepared by Paul Holbrook, Attorney, 1222 Nashville Bank & Trus Building, Nashville, Tenn. 37201 Tenn. 37216

This is unimproved (X) improved ( ) property, known as Lot No.8,Sec. 14,Gra-Mar Acres,Broadmoor Dr.,Nashville,
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 26 day of May, 19 67.

STATE TAX $ 8.25
PROBATE .50
TOTAL $ 8.75

Earl H. Hutson
Elmer I. Kent

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JUN 2 1967 PAID JUN 2 - 1967 Notary Public in and for said County and State, the within named Elmer I. Kent and Carl H. Hutson

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 26 day of May, 1967.

Commission expires 2/6/68 Notary Public Edna Mae Martin

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

DOCUMENTARY 80 CENTS 80

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73944

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN

REGISTER'S STAMP

JUN 2 10 55 AM '67

NOTED: BOOK 116 PAGE 518
RECORDING FEE 2.00
DEP. REG. ____

Elmer I. Kent & Carl H. Hutson To Walter F. Brooks Ux

Warranty Deed

From