PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4341 PAGE 603

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

James D. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 1969.

Tom D Coleman
Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr. Attorney at Law 1720 Parkway Towers, Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Brooks, etux (NAME)	Guaranty Mortgage Co. (NAME)	13D-18505
3046 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Map 59-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 26

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, George M. Burdett and wife Joanna M. Burdett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Brooks and wife Verna Mae Brooks

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. 177 on the Map of Treppard Heights, Section IX, as of record in Book 2854, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 fronts 98 feet on the northerly margin of Hummingbird Drive and extends back between lines measuring 297.4 feet on the westerly line and 300 feet on the easterly line, to a dead line in the rear, measuring 94.1 feet thereon.

Being the same property conveyed to George M. Burdett by deed from T. W. Batey, Trustee, of record in Book 3178, page 603, and by deed from Vera W. Burdett of record in Book 4339, page 840, said Register's Office.

This conveyance is made subject to first mortgage of record in Book 3190, page 137, said Register's Office and assigned of record in Book 3192, page 556, said Register's Office, and being collected by Guaranty Mortgage Company.

This conveyance is made subject to restrictions of record in Book 2752, page 213, and amended in Book 2797, page 183 and plan of record in Book 2854, page 103, and easement for right of way for Tennessee Natural Gas Lines, Inc. of record in Book 1361, page 195, said Register's Office.
The said Joanna M. Burdett joins in this deed to surrender or convey any homestead and dower interest and any other interest which she may have in and to said property.

unimproved ( )
This is improved ( ) property, known as 3046 Hummingbird Street Nashville, Tenn.
(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 our hand this 10th day of June, 1969

George M. Burdett

Joanna M. Burdett

BOOK 4311 PAGE 604

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom D. Clement, a Notary Public in and for said County and State, the within named George M. Burdett and wife, Joanna M. Burdett

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 office in Nashville, Tennessee, this 10th day of June 1969

Commission expires Nov. 12, 1972 Tom D. Clement
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

JUN 12 '69 CONV 15,000.00

Witness my hand and official seal at office at _____ this the _____ day of _____

JUN 12 '69 REGISTER'S TAX B* 39.00

JUN 12 '69 PRT FEE B* .50

JUN 12 '69 WDEED B* 3.00 * 42.50

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

George M. Burdett and wife,

Joanna M. Burdett

TO

James D. Brooks and wife,

Verna Mae Brooks

A 4 4 1 3 5

IDENTIF. REFERENCE

JUN 12 9 06 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.