BOOK 4378 PAGE 974 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900.00

John T. Baugh, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 1969

Notary Public

MY COMMISSION EXPIRES: Feb. 7, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia, Attorney — NAME — Stahlman Bldg. Nashville, Tenn. — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM M. BROOKS (NAME)	WILLIAM M. BROOKS (NAME)	Map 133-1
533 Hamilton Avenue (STREET ADDRESS OR ROUTE NUMBER)	533 Hamilton Avenue (STREET ADDRESS)	Par. 260
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37203 (CITY) (STATE) (ZIP)	

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, John T. Baugh, Jr., Trustee, with full power to sell, transfer, convey, mortgage, or encumber without the joinder of beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Brooks and wife, Virginia M. 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. 186 on the Second Plan of Sunrise Heights, as of record in Book 421, page 46, Register's Office for said County.

SAID Lot No. 186 fronts 50 feet on the southerly side of Elgin Street and runs back between parallel lines with the easterly margin of Mays Avenue, 150 feet to an alley.

BEING the same property conveyed to John T. Baugh, Jr., Trustee, with full power to sell, transfer, convey, mortgage orencumber without the joinder of beneficiary, by deed from James C. Dickens and wife, Beulah H. Dickens, of record in Book 4274, page 47, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 533 (House Number) Elgin (Street) [illegible] (P. O. Address) [illegible] (City or Town) 37211 (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 6th day of August, 1969

John T. Baugh, Jr. Trustee

BOOK 4378 PAGE 975

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Baugh, Jr. Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of August 19 69

Commission expires 2-6-73

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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

Do NOT Publish

WARRANTY DEED

FROM

JOHN T. BAUGH, JR., TRUSTEE

TO

WILLIAM M. BROOKS AND WIFE,

VIRGINIA M. BROOKS

A 60382

IDENTIF. REFERENCE

Nov 13 10 19 AM '69

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV13 69	CONV	*2,900.00			
NOV13 69 S'TAX			B*	7.54	
NOV13 69 PR'FEE			B*	.50	
NOV13 68	W'DEED		B*	3.00	* 11.04