TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs Arshion M. Brooks, (NAME)	Guaranty Mortgage Company, (NAME)	12D-90847
2509 Matthews Road (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	BOOK 4431 PAGE 305

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS

cash in hand paid by Arshion M. Brooks and wife, Dorothy S. Brooks

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Revised Plan of Trinity Hills Village Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot No. 55 fronts 65.0 feet on the easterly margin of Matthews Road and extends back 120 0 feet on the northerly margin and 118.9 feet on the southerly margin to a dead line in the rear measuring 53.0 feet thereon.

Being part of the property conveyed to Trinity Hills Village, Inc., by deed from J. B. Michael & Company, of record in Book 4228, page 217, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved (X) improved ( ) property, known as 2509 Matthews Road, Nashville, Tenn.
(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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 13th day of July, 19 70

Attest: Kelly S. Neely, Secretary

Trinity Hills Village, Inc.
By: Herschel Greer, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc. the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said Kelly S. Neely as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of July, 19 70

My commission expires February 14, 1973

A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1001 - REVISED

PUT COUNTY COURT CLERK'S STAMP HERE:

$15.00 - Day
2926
2750
42.76

Sworn to and subscribed before me this 13th day of July, 19 70.
A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

This is a sale (consideration for this transfer or value of property) property (was) (was not) the subject of a bona fide sale. The consideration for this transfer or value of property would bring at a fair voluntary sale $ 15,100.00

GUARANTY MORTGAGE CO. OF NASHVILLE
Corporate Warranty Deed

FROM
TRINITY HILLS VILLAGE, INC.

TO
ARSHION M. BROOKS ET UX

REGISTER STAMP BELOW

BOOK 4431 PAGE 306

A 8 3 6 3 1

IDENTIF. REFERENCE

JUL 14 3 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 14 70	CONV	15,100.00				
JUL 14 70	S'TAX		A*	39.26		
JUL 14 70	PR'FEE		A*	.50		
JUL 14 70	W'DEED		A*	3.00	*	42.76