WARRANTY DEED

BOOK 4432 PAGE 524

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Albert A Brooks	First Federal Savings & Loan	
905 Beechmont Place (NAME)	4th & Union St (NAME)	Map 83-8
Nashville Tenn (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tenn (STREET ADDRESS)	Par. 3
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3323, page 197, Register's Office for Davidson County, Tennessee.

I, Maudie Johnson Voorhies

have this day bargained and sold, and do hereby transfer and convey unto the said

Albert A. Brooks and wife, Louise Brooks

their (XXXXXX), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 18 on the Plan of Roselawn Subdivision, as of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 18 fronts 69.7 feet on the easterly side of Beechmont Place and runs back on the northerly line 132.7 feet and on the southerly line 131.5 feet to a dead line on which it measures 82.7 feet.

Being the same property conveyed to Willie Welch by deed from Anna E. Moore of record in Book 4161, page 588, Register's Office for Davidson County, Tennessee and being the same property devised to Maudie Johnson Voorhies under the will of Willie Ada Welch of record in Will Book _____, page _____, County Court Clerk's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,829.79

Subscribed and sworn to before me, this the 17 day of July, 19 70

Affiant: Albert A Brooks

My commission expires: 11-3-70 (Affix Seal)

Notary Public: Dewey W. Pedigo

This is improved ( ) unimproved ( ) property, known as _____ (House Number) _____ (Street) _____ P. O. Address _____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Albert A. Brooks and wife, Louise Brooks

their (XXXXXX)

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Albert A. Brooks and wife, Louise Brooks, their

(XXXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* July, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maudie Johnson Voorhies

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State* Maudie Johnson Voorhies

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 17 *day of* July, *19* 70

Dewey W. Pedigo
Notary Public

Commission expires 11-7-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... this .....day of ....., 19.....

.....
Notary Public

Commission expires .....

JUL 20 70 CONV 12,829.79
JUL 20 70 S'TAX A* 33.28
JUL 20 70 PR'FEE A* .50
JUL 20 70 W'DEED A* 3.00 * 36.78

WARRANTY DEED

FROM

MAUDIE JOHNSON VOORHIES

TO

ALBERT A. BROOKS, ET UX

A 84173

IDENTIF. REFERENCE

JUL 20 10 30 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON