WARRANTY DEED — Putnam Printing Co., Cookeville, Tenn.

This instrument was prepared by H. S. Barnes, Attorney, Cookeville, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash

in hand paid, and other good and valuable consideration including the assumption and agreement by the grantees herein to pay the present balance in the sum of Two Thousand, Three Hundred fifteen and 21/100 ($2,315.21) Dollars, now due and owing to First Federal Savings and Loan Association on a certain promissory note, being Loan No. 111835 of said Association, the said note being secured by a deed of trust on the lands herein conveyed, the grantees having agreed to assume and pay the said indebtedness according to the terms of the said note as a part of the consideration hereof.

Map. 118-11
Par. 37
PW

New owner:
Jerry D. Brooks et ux
2824 Azalia Place
Nash. Tenn

Tax Bills:
Same

Prepared by:
Crawford & Barnes
Cookeville, Tenn

We, Hubert M. Byers, and wife, Mary K. Byers

_____ have this day bargained and sold, and by these presents do transfer and convey unto

Jerry D. Brooks and wife Linda L. Brooks, their heirs and assigns, a certain tract or parcel of land located in _____, ~~the~~ _____ ~~Civil District of~~ Davidson, County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 8 fronts 74 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a deed line.

Being the same property conveyed to Bertie L. Holladay and wife, Texie W. Holladay, by deed from Brandon Whitley, Jr. and wife, of record in Book 1490, page 51, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $30,000.00. Affiant Jerry David Brooks
Subscribed and sworn to before me this 13th day of August 1970
Deputy Register D Rumble

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

The previous and last conveyance being a Deed to Hubert M. Byers et ux

from Bertie L. Holladay et ux

Registered in Register's Office of Davidson County, Tennessee, in Vol. 2091 Page 41

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Jerry D. Brooks and wife Linda L. Brooks, their heirs and assigns, forever. And we do covenant with the said Jerry D. Brooks and wife, Linda L. Brooks that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, except for the deed of trust hereinbefore mentioned, and for 1970 taxes, to be pro-rated. And we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Jerry D. Brooks and wife, Linda L. Brooks, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands, this 12th day of August, 1970

Witness:

Arthur A. Watt Jr.

Hubert M Byers

Mary K. Byers

Acknowledgment Before Notary Public.

State of Tennessee, County of Davidson

Personally appeared before me, S. P. WEILAND, a Notary Public in and for said County and State aforesaid, the within named Hubert M. Byers and wife, Mary K. Byers

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 12 day of August, 1970

My Commission Expires May 28, 1973

My Commission Expires _____, 19____ S P Weiland, Notary Public

Acknowledgment Before Notary Public.

State of _____, County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, the within named _____

the bargainor__, with whom I am personally acquainted, and who acknowledged that_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at _____

This _____ day of _____, 19____

My Commission Expires_____, 19____ _____, Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19_____

_____
Notary Public or Register

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in Note Book_____, Page_____

At_____ O'clock_____M_____, 19 _____ and recorded in _____

Book _____, Series _____ Page_____.

State Tax Paid $_____ Fee_____ Recording Fee_____ Total $_____

Witness my hand.

Receipt No._____

_____
Register

BOOK 4438 PAGE 327

WARRANTY DEED

FROM

Hubert M. Byers, et ux

TO

Jerry D. Brooks, et ux

A 8 6 7 4 4

IDENTIF. REFERENCE

AUG 13 10 24 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

(Putnam Printing Co., Cookeville, Tenn.)

AUG 13	CONV	20,000.00			
AUG 13	STAX		A*	52.00	
AUG 13	RECFEE		A*	.50	
AUG 13	MDEED		A*	6.00	* 58.50