This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 4500 PAGE 866 REAU E. FOLK, JR. FORM

ATC-163080

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-14-79	Mr/Mrs Charles M. Brooks Same as below	J.I.Kislak Mtge.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 8D-54360	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 805 Clematis Drive	LOAN OR ACCOUNT NO. 14351 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 11, 1970, in the original principal sum of $26,750.00, payable to J. I. Kislak Mortgage Corporation of Florida, in monthly installments of $205.71 per month, including interest as set forth in said note, and being secured by a deed of trust executed by Weldon Gressett and wife to Reau E. Folk, Jr., Trustee, as of record in Book 4424, page 587,

WELDON GRESSETT and wife, GLENDA GRESSETT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES M. BROOKS AND WIFE, VIRGINIA H. BROOKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 336 on the Plan of Brook Meade Subdivision, Section IX, as of record in Book 2331, pages 34 and 35.

Said Lot No. 336 fronts 246 feet on the southwesterly side of Clematis Drive and runs back 211.5 feet on the northwesterly line and 197.3 feet on the southerly line, to a dead line in the rear on which it measures 138.5 feet.

Being the same property conveyed to Weldon Gressett and wife, Glenda Gressett, by deed from James W. Luther and wife, Martha M. Luther, as of record in Book 4424, page 585.

This conveyance is made subject to restrictions of record in Book 2436, page 553.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of May, 1971.

Glenda Gressett

Weldon Gressett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4500 PAGE 867

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Weldon Gressett and wife, Glenda Gressett

the bargainor(s), 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, the 7th day of May, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Charles M. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 71

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
WELDON GRESSETT AND WIFE

TO
CHARLES M. BROOKS AND WIFE

B 14350

IDENTIF. REFERENCE

MAY 11 2 04 PM '71

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAY 11 71 CONV 30,500.00
MAY 11 71 S'TAX A* 79.30
MAY 11 71 PR'FEE
MAY 11 71 W'DEED and* 3.00 * 82.80

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public