THIS DEED IS PREPARED BY: WILLIS C. MARTIN
2106 EASTWOOD AVE.
NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4517 PAGE 188

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. BROOKS (NAME)	JAMES T. BROOKS (NAME)	71/4/426/
1701 CASS STREET (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 161 (STREET ADDRESS)	
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	DECHERD, TENNESSEE (CITY) (ZONE) (STATE)	

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

TEN AND NO/100- *Dollars,*

cash in hand paid and other good and valuable considerations, the reciept of which is hereby acknowledged,

I, WILLIS C. MARTIN, a single man

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

JAMES T. BROOKS,

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly part of lots Nos. 27 and 28 on the plan of A.C. Dudley's Subdivision of part of ~~the~~ ~~part~~ ~~of~~ the McDaniel property, as of record in book 161, page 10, Register's Office for said County.

Said part of lots Nos. 27 and 28 front together 75 feet on the southerly side of "A" or Cass Street and run back 66.4 feet, more or less, on the easterly line with the ~~westerly~~ margin of 18th Avenue North, formerly Salem or Grove Street and 66.4 feet, more or less, on the westerly line with the easterly line of lot No. 26, to the center of a concrete wall, measuring 85 feet, more or less thereon.

Being the same real prpperty conveyed to Willis C. Martin by deed from Phil Cohen and wife, Sara K. Cohen, Recorded in book 2964 page 452, Register's Office for said County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 6TH day of JULY 19 71

Affiant Willis C. Martin

My commission expires: 7-28-73 (Affix Seal)

Notary Public GILBERT LEE COHEN

This is unimproved ( ) improved (X) property, known as 1701 CASS STREET (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

JAMES T. BROOKS,

his *(successors), heirs and assigns forever.* I *covenant that* I AM *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* ASSUMED BY THE GRANTEE THE TAXES FOR THE YEAR 1971.

I *further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JAMES T. BROOKS, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness MY *hand this* 6TH *day of* JULY, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willis C. Martin
WILLIS C. MARTIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GILBERT LEE COHEN, *a Notary Public in and for said County and State,* WILLIS C. MARTIN

the within named 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, *this* 6TH *day of* JULY, *19* 71.

Notary Public

Commission expires 7-28-73

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-6	CONV	*7,000.00				
JUL-6	STAX		A*	18.20		
JUL-6	PR FEE		A*	.50		
JUL-6	W DEED		A*	4.00	*	22.70

WARRANTY DEED
FROM
WILLIS C. MARTIN
TO
JAMES T. BROOKS

B 21654

IDENTIF. REFERENCE

JUL 6 3 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL

REAL ESTATE INSURANCE
PAUL COHEN