This instrument prepared by: John E. Brandon
Watkins, McGugin, Finch & McNeilly
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 4544 PAGE 233

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Brooks, Jr., et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map-133-12
454 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	11th Floor, J. C. Bradford Bldg. (STREET ADDRESS)	Par 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100---------- ($10.00) *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 18, 1966, and filed for record August 23, 1966, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4049, Page 482, and note of even date thereby secured, in the original principal amount of Fifteen Thousand Two Hundred Dollars ($15,200.00) payable to Dobson and Johnson, Inc. said trust deed then assigned August 23, 1966 to Union Square Savings Bank and filed for record in the office of the recorder of deeds of Davidson County, Tennessee in Book 4049, Page 486, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Jimmy L. Villines and wife, Betty J. Villines, under the terms of the instruments creating the loan to indemnify the Veterans' Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Jimmy L. Villines and wife, Betty J. Villines *have bargained and sold, and by these presents do transfer and convey unto the said* grantees, William M. Brooks, Jr. and wife, Helen M. Brooks, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 5th Civil District of Davidson County, Tennessee, being Lot no. 39 on the Plan of Windsor Park, of record in book 3600, page 64, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Scotwood Drive at the common corner of Lots 38 and 39 on said plan; thence with the westerly margin of said Drive northwardly 78.5 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 41.10 feet to the southerly margin of Benita Drive; thence with same westwardly 151.72 feet to the northeast corner of Lot No. 40 on said plan; thence with the line between said lots Nos. 39 and 40 southeastwardly 80.6 feet to the common corner of said lots Nos. 38, 39 and 40; thence with the line between said lots Nos. 38 and 39 eastwardly 146 feet to the beginning.

Being the same property conveyed to Jimmy L. Villines and wife, Betty Jean Villines, by deed from Windsor Development Company, of record in book 4049, page 478, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,095.20

Subscribed and sworn to before me, this the 12th day of October 1971

Affiant

My commission expires: February 3 1974 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 454 Benita Drive (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Brooks, Jr. and wife, Helen M. Brooks, their *heirs and assigns, forever.*

And we *do covenant with the said* William M. Brooks, Jr. and wife Helen M. 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 unencumbered.* with the exception of due and unpaid taxes for 1971 in the amount of $250.71; easements of record in Book 3313, Page 200 and Book 3600, page 64, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 3792, page 445, and Book 3600, page 64, said Register's Office.

And we, Jimmy L. Villines and wife, Betty Jean Villines, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Brooks, Jr. and wife, Helen M. Brooks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th *day of* October, *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.*

[redacted]

Jimmy L. Villines

Betty Jean Villines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Jimmy L. Villines and wife, Betty J. Villines

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 12th day of October, 1971.

Henrietta Ward, Notary Public.

Commission Expires February 3, 1974

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, 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.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

Jimmy L. Villines and wife,

Betty Jean Villines

TO

William M. Brooks, Jr. and wife,

Helen M. Brooks.

B 3395 2

IDENTIF. REFERENCE

OCT 12 2 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 12F
OCT 12F STAX
OCT 12F PRFEE
OCT 12F
VOIDED

COMV 21,095.20

A* 54.86
A* .50
A* 8.00 * 63.36

RUSH

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE