BOOK 4558 PAGE 896 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 71.

Notary Public

MY COMMISSION EXPIRES: 4-5-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beasley Cooper Yarbrough (NAME)	J. I. KISLAK MORTGAGE CORP. OF FLORIDA (NAME)	15DA 31385
1702 Jean's Court (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 72-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Par 403

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Artie G. Brooks, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beasley Cooper Yarbrough andwife, Sarah Yarbrough

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jean's Estates, of record in Book 3500, page 144, Register's Office for said County.

SAID Lot No. 8 fronts 25.77 feet along a curved line on the southwesterly side of Jean's Court and extends back 121.8 feet on the northerly line and 148.6 feet on the southeasterly line to a broken line in the rear measuring 35.33 feet and 92.00 feet thereon.

BEING the same property conveyed to Artie G. Brooks, a widow, by deed from O. C. Pulce and wife, Thelma E. Pulce, of record in Book 4526, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3885, page 409, easements and setback lines as set forth on the above plan of record and in Book 3466, page 230; and taxes for the year 1971 which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1702 Jean's Court, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of December, 19 71

Artie G. Brooks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Artie G. Brooks

the 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 6th day of December 1971.

Commission expires 11-8-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ARTIE G. BROOKS, A WIDOW

TO

BEASLEY COOPER YARBROUGH, ET UX

B 4 0 3 4 5

IDENTIF. REFERENCE

DEC 7 9 07 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Beasley Yarbrough

DEC-7- CONV 16,150.00
DEC-7- S TAX A* 41.86
DEC-7- PR FEE A* .50
DEC-7- W DEED A* 4.00 * 46.36