This Instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

BOOK 4716 PAGE 308

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Martin Heeney (NAME)	Home Federal Savings & Ln. Assoc. (NAME)	
5031 Briarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	L. & C. Tower (STREET ADDRESS)	147-9
Nashville, Tn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	111 pm

For and in Consideration of the sum of Ten & 00/100 ($10.00) ---------- *DOLLARS* paid in cash, and other good and valuable consideration received from the hereinafter named grantees, including the agreement of said grantees to assume and pay the balance of the indebtedness which is secured by a lien on the property herein conveyed and is described in an instrument executed by Luther W. Brooks and wife, to A. H. Thomas, Trustee, of record in Book 3323, page 623, Register's Office for Davidson County, Tennessee; we,

Luther W. Brooks and wife, Joy T. Brooks,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, Ellen Martin Heeney, Walter J. Heeney, Jr., Terrence Martin Heeney, Michael Patrick Heeney, and Mary Beth Heeney, as joint tenants with the right of survivorship, that is, for and during the joint lives of the grantees and upon the deaths of the respective grantees to the surivors of them, and to the heirs and assigns of the last survivor of said grantees, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 197 of Caldwell Country Estates, Section 1, as of record in Book 2663, pages 68 and 69, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Briarwood Drive at the northwesterly corner of Lot No. 196; thence in a westerly direction with the southerly margin of said Briarwood Drive 215 feet to the northeasterly corner of Lot No. 198; thence in a southerly direction with the easterly boundary line of said Lot No. 198, 345 feet to a point at the southeasterly corner of said Lot No. 198; thence in an easterly direction 219.6 feet to the southwesterly corner of said Lot No. 196; thence in a northerly direction with the easterly boundary line of said Lot No. 196, 390.1 feet to the point of beginning.

Being the same property conveyed to Luther W. Brooks and wife, Joy T. Brooks, by deed from Earl W. Tidwell and wife, as of record in Book 3535, page 475, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which [illegible] for this transfer is $ 39,950.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 19 73

Notary Public

My commission expires: Oct. 30, 1973
(Affix Seal)

This conveyance is subject to TVA easements of record in Book 1133, page 610 and Book 1237, page 371; and other restrictions, easements and setback lines of record in Book 2802, page 369, said Register's Office; and to the lien of taxes for 1973.

JUN-7[illegible]	CONV	39,950.00			
JUN-7[illegible]	S'TAX		A*	103.74	
JUN-7[illegible]	PR'FEE		A*	.50	
JUN-7[illegible]	W'DEED		A*	6.00	* 110.24

This is unimproved ( ) improved (X) property, known as 5031 Briarwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 named grantees, with the right of survivorship as aforesaid, and to the survivor of them, his / or her *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.,* except as aforesaid, and by taces for 1973, which are assumed by grantees.

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.*

Witness our *hand*s *this* 5th *day of* June, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Luther W. Brooks

Joy T. Brooks

IDENTIF. REFERENCE

JUN 7 2 39 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

31102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Artie G. Brooks, a Notary Public in and for said County and State, the within named Luther W. Brooks and wife, Joy T. Brooks,

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 5th day of June, 1973.

Mrs Artie G Brooks, Notary Public.

Commission Expires October 30, 1973

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.