FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

+ Brenda Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 1973.

D. J. Vincent
Notary Public

MY COMMISSION EXPIRES: 10/26/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID VINCENT, ATTORNEY, 1031 STAHLMAN BUILDING, NASHVILLE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA BROOKS (NAME)	SAME (NAME)	Map 69-15
1621 Emerald Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail to

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~~ I, Thelma B. Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Brooks

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 the 13th Civil District of Davidson County, Tennessee being Lot number 3 on the plan of Hydes Ferry Park, Section 1, as of record in Book 2330, page 110, Register's Office for Davidson County, Tennessee and described as follows: See Book 2801, page 46.

BEGINNING on the northwesterly margin of Emerald Drive at the corner of lots number 2 and 3; thence with said Drive southwestwardly 70.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 36.9 feet to the northeasterly margin of a 50 foot unnamed street; thence with same northwestwardly 212.3 feet; thence north 41 degrees 30' east 185.7 feet to the corner of lots number 2 and 3; thence with the line between said lots southeastwardly 303 feet to the beginning.

Being the same property conveyed to Thelma B. Matthews by deed of record in Book 4335, page 75, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1621 (House Number) Emerald Drive (Street) Nashville (P. O. Address) (City or Town) 37218 (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 12th day of April, 19 73

Mrs Thelma Matthews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, David Vincent, a Notary Public in and for said County and State, the within named Thelma B. Matthews

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 12th day of April 19 73

Commission expires 10/16/73

D. Vincent
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
THELMA B. MATTHEWS

TO
BRENDA BROOKS

C 1 4 4 3 7

IDENTIF. REFERENCE

Jul 9 9 12 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-9[illegible]	CONV	*5,000.00			
JUL-9[illegible]	S'TAX		A*	13.00	
JUL-9[illegible]	PR'FEE		A*	.50	
JUL-9[illegible]	W'DEED		A*	4.00	* 17.50