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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Carl A Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1974.

Notary Public

MY COMMISSION EXPIRES: June 18, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn N. Goser (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. OF WAVERLY (NAME)	6D 21850
265 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 147-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 85

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, Geneva A. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn N. Goser

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:

Being Lot No. 263 on the Plan of a Resubdivision of Lots Nos. 260, 261, 252, and 263, Section 2, Caldwell Hall, of record in Book 2854, page 142, Register's Office for said County, and being described as follows:

BEGINNING at a point in the southerly margin of Harding Place, at the common corner of Lots Nos. 262 and 263; thence with the line between said two lots, southerly 153.15 feet to a point; thence easterly 114.75 feet to a point in the westerly margin of Binkley Drive; thence with said margin of said Drive, northerly 138.18 feet to the beginning of a curve; thence around said curve, northwesterly 38.97 feet to a point in the southerly margin of Harding Place; thence with said margin of said Harding Place, westerly 84.15 feet to the point of the beginning.

BEING the same property conveyed to Geneva A. Brooks by deed from Donald W. Shockney and wife, Shirley M. Shockney, of record in Book 4732, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3097, page 407, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note to First Federal SAvings & Loan Association of Waverly in the original principal amount of $18,000.00, of record in Book 4546, page 214, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 265 Binkley Drive, 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 30th day of January, 19 74

Geneva A. Brooks
Geneva A. 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 Geneva A. 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 30th day of January 1974

Commission expires June 1, 1977

Patricia L. McElrath
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 GENEVA A. BROOKS,

TO EVELYN N. GOSER

C 40393

IDENTIF. REFERENCE

JAN 31 2 00 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
A. D. Hewgley
5317 Annaconda
Nashville, Tenn. 37220

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN31	CONV	26,000.00			
JAN31	STAX		A*	67.60	
JAN31	PRFEE		A*	.50	
JAN31	WDEED		A*	4.00	* 72.10