BOOK 4815 PAGE 645

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Prentice A. Brooks, et ux | Same as new owner | |
| (NAME) | (NAME) | 96-11 |
| 3227 Cloverwood Drive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 221 |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and no/100 DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for further considerations the Grantees herein assum and agree to paid the remaining unpaid balance of a Note dated May 30, 1968, and executed by Royce E.McDowell and wife, Martha B. McDowell, payable to Firstand Mid-South Mortgage Company for the original sum of $17,600.00, payable according to terms and conditions thereof and secured by Deed of Trust of record in Book 4239, page 695, Register's Office for Davidson County, Tennessee, WE, ROYCE E. MCDOWELL AND WIFE, MARTHA B. MCDOWELL

have bargained and sold, and by these presents do transfer and convey unto the said PRENTICE A. BROOKS AND WIFE, LARIMORE BROOKS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 145 on the Plan of Hickory Bend, Section 1-A, as of record in Book 3842, page 148, Register's Office for said County.

Said Lot No. 145 fronts 91.7 feet along the southerly margin of Cloverwood Drive; 70.5 feet along the westerly margin of an unnamed Street; and 39.27 feet along the curving corner at the intersection of said streets; and runs back between converging lines 113.9 feet on the westerly line and 118 feet on the southerly line to a point at the rear.

Being the same property conveyed to Royce E. Mcdowell and wife, Martha B. McDowell, by deed from Thurman Home Building Corporation, as of record in Book 4239, page 693, as of said Register's Office

| | | | | | |
|---|---|---|---|---|---|
| MAY 15 | CONV | 31,500.00 | | | |
| MAY 15 | S'TAX | | A* | 81.90 | |
| MAY 15 | PR'FEE | | A* | .50 | |
| MAY 15 | W'DEED | | A* | 4.00 | * 86.40 |

unimproved ( )
This is improved ( ) property, known as 3227 Cloverwood Drive (House Number) Nashville, Tennessee (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 10 day of May, 19 74.

Royce E. McDowell
ROYCE E. MCDOWELL

Martha B. McDowell
MARTHA B. MCDOWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, SANDRA NOLAN, a Notary Public in and for said County and State, the within named ROYCE E. MCDOWELL AND WIFE, MARTHA B. MCDOWELL

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 10 day of May, 19 74.

My commission expires 7-27-77 Notary Public Sandra L. Nolan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Janice A. Brooks

Sworn to and subscribed before me
this 10 day of May, 19 74.

My commission expires 7-27-77 Notary Public Sandra L. Nolan

This instrument was prepared by: PREPARED BY C. H. BRILEY, JR., ATTORNEY SUITE 2114, PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
Name Address

G-236 276

WARRANTY DEED

FROM Royce McDowell et ux

TO Prentice Brooks et ux

C 5 4 4 5 0

IDENTIF. REFEREN

MAY 15 2 40 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE TENNESSEE TITLE CO.

FORM 1002 HESSEY REV. 4/1/75