WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Henry Brooks (NAME)	Same (NAME)	60-7131
213 Cima Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Edward D. Register and wife, Clara C. Register,

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

HEREINAFTER CALLED THE GRANTEES~~XXXX~~ his 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 23, on the Plan of Clark Place, Section V, as of record in Book 2331, page 159, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 23 fronts 100 feet on the south side of Cima Drive and runs back 302.2 feet on the west line and 292.1 feet on the east line to a dead line in the rear on which it measures 100.6 feet thereon.

Being the same property conveyed to Edward D. Register and wife, Clara C. Register, by deed from Ezra V. Duncan, Jr., of record in Book 4768, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) Restrictive covenants contained in instrument of record in Book 2634, page 569, said Register's Office;

(2) The Plan of record in Book 2331, page 159, said Register's Office, shows an owner's certificate, 75 foot setback line from Cima Drive, and a 10-foot easement for public utilities along the southerly rear line;

(3) Easement, if any, for underground cable system with reference thereto as set out in grant to American Telephone & Telegraph Company by Elaine Roscoe, et al, of record in Book 1260, page 22, said Register's Office;

and such other claims as may appear of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 213 Cima Drive, Goodlettsville, Tennessee 37072
(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 successors, assigns 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 our hands this 21st day of August, 19 75

Clara C. Register

X Edward D. Register

This instrument prepared by: Judy P. Adkins, Bank of [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4944 PAGE 319

Personally appeared before me, John C. Garrett, III, a Notary Public in and for said County and State, the within named Clara C. Register, 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 21st day of August, 1975.

Commission Expires: 5-2-77

John C. Garrett III
NOTARY PUBLIC

STATE OF S. C.)
COUNTY OF Anderson)

Personally appeared before me, Robert W. Wilkes, a Notary Public in and for said County and State, the within named Edward D. Register, the bargainor, with whom I am personally acquainted, and who acknowledged, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anderson, S. C., this 14 day of Aug, 1975.

Commission Expires: 11-13-80

Robert W. Wilkes
NOTARY PUBLIC

Mail tax to Bank of Goodlettsville

WARRANTY DEED

FROM
Edward D. Register and wife,
Clara C. Register

TO
James Henry Brooks

D 12372

IDENTIF. REFERENCE

AUG 22 9 05 AM '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

AUG22'75	CONV	32,000.00			
AUG22'75	S'TAX		A*	83.20	
AUG22'75	PR'FEE		A*	.50	
AUG22'75	W'DEED		A*	4.00	* 87.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 32,000.00

John C. Garrett III

Subscribed and sworn to before me this 21 day of Aug, 1975

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-12-75

Judy P. Adkins
Notary Public