FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 2nd DAY OF February, 1976

Notary Public

MY COMMISSION EXPIRES: 10-3-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Brooks, et ux (NAME)	Same (NAME)	BM 2435
424 Royal Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 116-15-43
Nashville, TN 37205 (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, HENRY LAIRD SMITH, JR., and wife, CATHARINE D. SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. BROOKS and wife, MARGARET D. 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 Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 10 on the plan of a re-subdivision of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Royal Oaks Drive at the corner of Lot Nos. 8 and 10; thence with the line between said two lots, eastwardly 224.9 feet; thence northwardly 161.2 feet to the southerly margin of a 10 foot pedestrian walkway; thence with the southerly margin of said walkway, northwesterly 31.3 feet; thence continuing with said walkway, westwardly 200 feet to the easterly margin of Royal Oaks Drive; thence with said Drive, southwardly 180 feet to the beginning.

BEING the same property conveyed to Henry Laird Smith, Jr., and wife, Catharine D. Smith, by deed of Edward A. Rogers and wife, Gloria D. Rogers, of record in Book 4427, page 546, Register's Office for Davidson County, Tennessee. (Said deed lists Edward A. Rogers as Edwin A. Rogers. Edward A. Rogers and Edwin A. Rogers are one and the same person as stated in said deed.)

SUBJECT to liens, encroachments and easements of record and taxes for the year 1976, which have been prorated and assumed by grantees.

This is { unimproved ( ) / improved (X) } property, known as 424 Royal Oaks Drive, Nashville, Tennessee 37205
(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 our hand S this 30th day of January, 1976

Henry Laird Smith
HENRY LAIRD SMITH, JR.

Catharine D Smith
CATHARINE D. SMITH

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STATE OF TENNESSEE
Davidson County

BOOK 4893 PAGE 523

Personally appeared before me, John A Robinson, a Notary Public in and for said County and State, the within named Henry Laird Smith, Jr., and wife, Catharine D. Smith,

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 30th day of January 1976

Commission expires March 7, 1977

John C Rohmer
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
HENRY LAIRD SMITH, JR., and wife, CATHARINE D. SMITH

TO
WILLIAM L. BROOKS and wife, MARGARET D. BROOKS

D 34499

IDENTIF. REFERENCE

FEB 2 2 30 PM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-2[illegible]	CONV	77,000.00			
FEB-2[illegible]	S'TAX		B*	200.20	
FEB-2[illegible]	PR'FEE		B*	.50	
FEB-2[illegible]	W'DEED		B*	4.00	* 204.70