This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

WARRANTY DEED

BOOK 5007 PAGE 971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD C. BROOKS, ET UX	First and Mid-South Mortgage Co.	Map 96-14
(NAME)	(NAME)	
3034 Boulder Park Drive	Post Office Box 2568	Parcel 223
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4649, page 487, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

EVELYN B. GREEN THOMAS AND HUSBAND, HUBERT T. THOMAS

have this day bargained and sold, and do hereby transfer and convey unto the said

RONALD C. BROOKS AND WIFE, CAROL A. BROOKS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Hickory Bend Subdivision, Section IV, as of record in Book 4175, page 34, Register's Office for said County, part of said Lot No. 222 was formerly Parcel "A", Hickory Bends, Section III, as of record in Book 3600, page 42, said Register's Office.
Said Lot No. 222 fronts 60.00 feet on the westerly side of Boulder Park Drive and extends back 142.5 feet on the southerly line and 172.5 feet on the northerly line to a witness line at the rear on which measures 88.01 feet; said lot extends back a total distance of 184.5 feet more or less on the southerly line and a total distance of 219.5 feet more or less to McCrory Creek at the rear along which it measures 95 feet more or less.

Being the same property conveyed to A. R. Green and wife, Evelyn B. Green by deed from Maurice Karr, Trustee, of record in Book 4649, page 485, Register's Office for Davidson County, Tennessee; the said A. R. Green having since died property now vests solely in Evelyn B. Green Thomas.
joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,609.06

Subscribed and sworn to before me, this the 17th day of March, 19 76

Affiant

My commission expires: Sept 11 1976 (Affix Seal)

Notary Public

This is improved (XXX) unimproved property, known as 3034 Boulder Park Drive, Nashville, Tn. 37214 (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of March, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn Green Thomas

Hubert T. Thomas

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN B. GREEN THOMAS AND HUSBAND,

the within named 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 17th day of March, 19 76.

Notary Public

Commission expires Sept 19 1976

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

MAR23'76 CONV 26,609.0[illegible]
MAR23'76 S'TAX B* 69.16
MAR23'76 PR'FEE B* .50
MAR23'76 W'DEED B* 4.00 * 73.66

WARRANTY DEED

FROM

EVELYN B. GREEN THOMAS, ET VIR

TO

RONALD C. BROOKS, ET UX

Mail Deed To:

Homes Realty Co.
200 Woodruff St.
suite 101
Madison, Tenn. 37115

D 4 1 2 7 8

TENNESSEE REFERENCE

MAR 23 9 08 AM '76

FEE $ _____ TAX $ _____

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115