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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 $32,904.00

Artie G. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Atty., 911 J. C. Bradford Bldg. Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Artie G. Brooks (NAME)	Fidelity Federal Savings & Loan (NAME)	
10th Floor Third Nat'l Bank (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Streets (STREET ADDRESS)	162-10
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	#~~182~~ 184

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, HOWARD F. DURHAM, SR. AND WIFE, HELEN C. DURHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Artie G. Brooks, widow

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, being Lot No. 189 on the Plan of Brookview Estates, Section 2, of record in Book 4460, Page 163, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 80.00 feet on the southerly margin of Roxanne Drive and runs back between lines 131.68 feet on the easterly line and 133.88 feet on the westerly line to a dead line in the rear, measuring 69.69 feet.
BEING the same property conveyed to Howard F. Durham, Sr. and wife, Helen C. Durham, by deed from Francis J. Burton and wife, Selma J. Burton, of record in Book 4981, Page 817, said Register's Office.
This conveyance is subject to:

1. Taxes for the year 1976 which have been prorated and are assumed by the Grantees.

2. Deed of Trust of record in Book 4826, Page 15, said Register's Office securing a note dated June 17, 1974, payable to Fidelity Federal Savings & Loan Association of Nashville, which the Grantees hereby assume and agree to pay, said assumption being part of the consideration of this conveyance.

This is improved (XX) unimproved ( ) property, known as 637 Roxanne Drive, Antioch, 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 our hand s this 11 day of June, 19 76

Howard F. Durham, Sr.

Helen C. Durham

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 HOWARD F. DURHAM, SR. and HELEN C. DURHAM

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 11 day of June 19 76.

Commission expires May 1, 1980

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

Howard F. Durham Sr. and wife

TO

Helen C. Durham

Artie G. Brooks

D 53799

IDENTIF. REFERENCE

JUN 15 2 12 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail

Brooks Realty & Construction Co.
10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698

JUN 15 76	CONV	32,904.00		
JUN 15 76	S'TAX		B*	85.54
JUN 15 76	PR'FEE		B*	.50
JUN 15 76	W'DEED		B*	4.00
			*	90.04