BOOK 5040 PAGE 240

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Graber et ux	Same - Dr. Alan Graber	
(NAME:)	(NAME:)	116-7
(STREET ADDRESS OR ROUTE NUMBER)	4230 Harding Road (STREET ADDRESS)	19
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	Pal

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, LOUIS H. BROOKS, JR. and wife, EVELYN BROOKS, *have bargained and sold, and by these presents do transfer and convey unto the said* ALAN GRABER and wife, EDITH C. GRABER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 2 on the Plan of Brooks Subdivision, Section One, of record in Book 4460, page 2, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Westhampton Place being the common corner of Lots 2 and 3; thence South 57° 9' West 289.7 feet to a point; thence North 27° 10' West 200.2 feet to an existing monument; thence North 57° 9' East 286.9 feet to a point in the southwesterly margin of Westhampton Place, being the common corner of Lots 1 and 2; thence South 27° 58' East 200.00 feet to the point of beginning.

Being part of the same property conveyed to Louis H. Brooks, Jr., by deed from Rachel Brooks and husband, Louis H. Brooks, of record in Book 3534, page 597, Register's Office for said County.

This Instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 24th day of June 1976

Notary Public

My commission expires: 12/5/79 (Affix Seal)

This conveyance is made subject to a 10-foot easement for public utilities and drainage along the rear line and anchor easement located on premises and approved sanitary disposal field area, and a 60-foot building setback line from Westhampton Place, of record in Book 4460, page 2, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as Westhampton Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALAN GRABER and wife, EDITH C. GRABER, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Alan Graber and wife, Edith C. Graber, *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.*, except as hereinabove set forth, and taxes for the year 1976, subject to which this conveyance is executed.

And we, Louis H. Brooks, Jr. and wife, Evelyn Brooks, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alan Graber and wife, Edith C. Graber, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* June, *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.*

Louis H. Brooks, Jr.

Evelyn Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lillian C. Ingram, a Notary Public in and for said County and State, the within named LOUIS H. BROOKS, JR. AND WIFE, EVELYN BROOKS

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 24th day of June, 1975.

Lillian C Ingram, Notary Public.

Commission Expires Jan 29, 1977.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

Louis H. Brooks, Jr., et ux

TO

Alan Graber et ux

D 5 5 9 7 6

IDENTIF. REFERENCE

JUN 29 1 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

JUN29%	CONV	32,000.00				
JUN29%S'TAX			B*	83.20		
JUN29%PR'FEE			B*	.50		
JUN29%	W'DEED		B*	8.00	*	91.70