BOOK 5055 PAGE 393

MAIL TAX BILLS AS DIRECTED BY
Thompson Dunavant, Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Carney	First & Mid-South Mortgage Co.	Map 103-13
(NAME)	(NAME)	
6006 Hickory Valley Road	P. O. Box 2568	Par 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated February 18, 1972, and filed for record February 23, 1972, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4578, page 457, and note of even date thereby secured, in the original principal amount of $46,000 payable to First & Mid-South Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of Terry M. and Margaret C. Brooks under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Terry M. Brooks and wife, Margaret C. Brooks
have this day bargained and sold, and do hereby transfer and convey unto the said James M. Carney and Sue W. Bond, jointly with right of survivorship, their

~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 59 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 59 fronts 202.58 feet on the northerly side of Hickory Valley Road, formerly Hillwood Drive and runs back 300 feet on the easterly line and 303 feet on the westerly line to a dead line, measuring 171.4 feet thereon.

Being the same property conveyed to Terry M. Brooks and wife, Margaret C. Brooks by deed from Howard B. Hayes, recorded in Book 4578, page 457, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Ten-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, 100-foot building set-back line from Hickory Valley Road, and conditions, of owner's certificate as shown on Plan of record in Book 2133, page 55, Register's Office for Davidson County, Tennessee.
(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 6th day of August, 1976.

My commission expires: My Commission Expires August 15, 1977

(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 6006 Hickory Valley Road, Nashville, Tennessee 37205
(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 James M. Carney and Sue W. Bond, jointly with right of survivorship, 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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Carney and Sue W. Bond, Jointly with right of survivorship, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 6th day of August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terry M. Brooks

Margaret C. Brooks

BOOK 5055 PAGE 394

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR, a Notary Public in and for said County and State, Terry M. Brooks and wife, Margaret C. Brooks

the within named bargainor, S, 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, Davidson County Tennessee, this 6th day of August, 19 76

George V. Crawford

Notary Public

Commission expires { My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. 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.....

(cont.)
(3) Deed of Trust of record in Book 4578, page 459, Register's Office for Davidson County.

AUG-9 76	CONV	72,400.00		
AUG-9 76	S'TAX		B* 188.24	
AUG-9 76	PR'FEE		B* .50	
AUG-9 76	W'DEED		B* 4.00	* 192.74

WARRANTY DEED

FROM
Terry M. Brooks and wife, Margaret C. Brooks

TO
James M. Carney and Sue W. Bond, jointly with right of survivorship.

D 62397

IDENTIF. REFERENCE

AUG 9 3 08 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238