ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe D. Allen et ux (NAME)	Same as new owner (NAME)	61-6-149
643 Stanvid Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 Ten and no/100 DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged

I, Mary J. Brooks,

have bargained and sold, and by these presents do transfer and convey unto the said Joe D. Allen and wife, Verda H. Allen

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plat of Gra-Mar Acres, Section 14, of record in Plat Book 4300, page 53, Register's Office for said County.

Said Lot 8 fronts 98 feet on the southerly margin of Broadmoor Drive and extends back 208.2 feet on the easterly line and 208.2 feet on the westerly line, to a line on the rear on which it measures 108.5 feet.

Being the same property conveyed to Mary J. Brooks by deed from Elmer I. Kent of record in Book 4788, page 331, Register's Office for Davidson County, Tennessee.

I, Walter Fred Brooks, husband of Mary J. Brooks, join in this instrument for the sole and expressed purpose of conveying to the grantees herein all my right title and interest in and to the above described property.

AUG24'76	CONV	*9,900.00			
AUG24'76	S'TAX		B*	25.74	
AUG24'76	PR'FEE		B*	.50	
AUG24'76	W'DEED		B*	4.00	* 30.24

unimproved ( )
This is improved ( ) property, known as 308 Broadmoor Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 24th day of August, 19 76.

Walter Fred Brooks — Mary J. Brooks

Walter Fred Brooks — Mary J. Brooks

BOOK 5061 PAGE 744

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Sandra L. Nolan~~ B. W. Howard, a Notary Public in and for said County and State, the within named Mary J. Brooks

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1976.

My commission expires ~~July 27, 1977~~ April 28, 1979 Notary Public B. W. Howard
B. W. Howa rd

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Walter Fred Brooks the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1976.

My commission expires:
April 28, 1979

B. W. Howard
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe D. Allen

Sworn to and subscribed before me
this 24th day of August, 19 76.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

This instrument was prepared by:	
Briley, Richards & Wrenne, Attys.	344 4th Ave. North Nashville, Tennessee
Name	Address

WARRANTY DEED
G-245468 SN
FROM
Mary J. Brooks
TO
Joe D. Allen et ux

D 64745

IDENTIF. REFERENCE

AUG 24 4 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.