FORM NO. WD-1

BOOK 5064 PAGE 786

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry M. Brooks et ux (NAME)	Fidelity Federal Savings and Loan (NAME)	FH 14624
6121 Montcrest Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Map 144-15 Par.
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	27

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, James Erwin Anderson, Jr., and wife, Carolyn H. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry M. Brooks and wife, Margaret C. Brooks

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. 49 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot fronts 159 feet on the northwesterly side of Montcrest Drive and runs back 342.7 feet on the northeasterly line and 328.5 feet on the southwesterly line to a dead line in the rear on which it measures 207 feet.

Being the same property conveyed to James Erwin Anderson Jr., and wife, Carolyn H. Anderson, by deed from Unselt W. Quin Cook, unmarried, of record in Book 4021, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2435, page 237; Book 2446, page 405, and Book 2603, page 440, and setback lines and easements as shown on plan of record in Book 2331, page 61, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 6121 (House Number) Montcrest Drive (Street) (P. O. Address) Nashville, Tenn. (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 31st day of August, 19 76

James Erwin Anderson Jr.

Carolyn H. Anderson

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 James Erwin Anderson Jr., and wife, Carolyn H Anderson

the 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, Tennessee, this 31 day of August 19 76

Commission expires 8-2-80

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

111370-0

WARRANTY DEED

FROM

JAMES ERWIN ANDERSON JR., AND WIFE, CAROLYN H. ANDERSON

TO

TERRY M. BROOKS AND WIFE, MARGARET C. BROOKS

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 6 6 1 4 5

IDENTIFICATION REFERENCE

SEP 2 9 40 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-27	CONV	96,500.00		
SEP-27	S'TAX		B* 250.90	
SEP-27	PR'FEE		B* .50	
SEP-27	W'DEED		B* 4.00	* 255.40