This deed prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tennessee 37217

BOOK 5195 PAGE 426

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy S. Brooks, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	
329 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, TN. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	210

FOR AND IN CONSIDERATION of the sum of ----------$10----------

----------Ten and no/100 ---------- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by deed of trust of record in Book 4792, page 807, Register's Office for Davidson County, Tennessee, to secure John W. Murphree Company in the original amount of $31,650.00, dated February 25, 1975, payable as therein specified, John W. Murphree, Trustee. Further said deed of trust has been assigned to Fidelity Federal Savings & Loan Association by instrument of record in Book 4943, page 346, said Register's Office.

We, James W. Tobin and wife Arva Jean Tobin

have this day bargained and sold, and do hereby transfer and convey unto the said Billy S. Brooks, and wife Sandra K. Brooks

their

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

Being Lot No. 74 on the Plat of Hickory Valley Subdivision, Section 3, of record in Book 4460, page 86, Register's Office for said County.

Said Lot 74 fronts 77.15 feet on the southerly margin of Ocala Drive and extends back 146.16 feet on the westerly line and 120.02 feet on the easterly line to a line on the rear, which is a broken line, on which it measures 99.33 feet.

Being the same property conveyed to James W. Tobin and wife Arva Jean Tobin by deed from Charles Hollingsworth and wife Evelyn F. Hollingsworth of record in Book 4940, page 347, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 12th day of August Sept 1977

My commission expires: 2/15/79 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 329 Ocala Drive, Nashville, Tennessee (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

Billy S. Brooks and wife Sandra K. Brooks

their

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 deed of trust assumed above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy S. Brooks and wife Sandra K. Brooks

their

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

Witness our *hand* S *this* 12th *day of* August, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Tobin
James W. Tobin

Arva Jean Tobin
Arva Jean Tobin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Tobin and wife Arva Jean Tobin

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, Tennessee
this 2nd *day of* August, *19* 77

Notary Public

Commission expires 2/3/79

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 .....

WARRANTY DEED

FROM

James W. Tobin, et ux

TO

Billy S. Brooks, et ux

E 25363

IDENTIF. REFERENCE

SEP 12 9 52 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 12 77	CONV	44,000.00			
SEP 12 77	S'TAX		B*	114.40	
SEP 12 77	PR'FEE		B*	.50	
SEP 12 77	W'DEED		B*	4.00	* 118.90

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Chicago Title Insurance Company
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NASHVILLE, TENNESSEE 37238