BOOK 5220 PAGE 86

WARRANTY DEED

Map 92-6 PARCEL NO. 631

This deed was prepared by:

Mose J. Davie, Attorney
1026 4th Avenue, North
Nashville, Tennessee 37219

For and in consideration of the sum of One-thousand-dollars ($1,000.00), cash in hand paid to us, the receipt of which is hereby acknowledged, and for other good and valuable considerations.

We, Shaw C. Brooks, Jr., and wife, Lillian Brooks, have bargained and sold and by these presents do transfer and convey unto Leo Donald Suggs for his sole and separate estates, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 36 in G. W. Ashcroft Subdivision of Lot No. 11 in the Boyd McNairy Tract, of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 35 feet on the north side of Batavia Street and runs back between parallel lines 104 feet to an alley.

Being the same property conveyed to Shaw C. Brooks and wife, Edna M. Page Brooks by deed from James R. Page, Albert W. Page, and Edna M. Page Brooks, as of record in Book 2926, page 629, Register's Office for Davidson County, Tennessee. The said Shaw C. Brooks and wife, Edna M. Page Brooks, both having since died, leaving as their sole-heir-at-law Shaw C. Brooks, Jr.

The said property is improved and known as 2430 Batavia Street, Nashville, Tennessee. Send all tax statements to Leo Donald Suggs, 3105 Albion Street, Nashville, Tennessee, 37209

To have and hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Donald Suggs, his heirs and assigns forever.

And, we do covenant with the said Leo Donald Suggs, that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it and the same is unencumbered.

And we, Shaw C. Brooks, Jr., and wife, Lillian Brooks, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to Leo Donald Suggs, his heirs and assigns against the claims of all persons whomsoever.

WITNESS OUR HANDS, on this the 21st day of December, 1976.

Shaw C. Brooks Jr.

Lillian Brooks

STATE OF CALIFORNIA)
:
COUNTY OF CONTRA COSTA)

Personally appeared before me Ed Percy, a Notary Public in and for said County and State, the within named Shaw C. Brooks, Jr., and wife, Lillian 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 Richmond, California, This 21st day of December, 1976.

Ed Percy
NOTARY PUBLIC

My Commission Expires: 26- July 1980.

NOTARY PUBLIC CALIFORNIA CONTRA COSTA COUNTY

OFFICIAL SEAL
ED PERCY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
CONTRA COSTA COUNTY
My Commission Expires July 26, 1980

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1,000.00.

AFFIANT

Sworn to and subscribed before me, this 8th day of December, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Nov 19 77.
E. Barnes
Deputy Register

DEPUTY REGISTER

E 3567.9

IDENTIF. REFERENCE

NOV 8 2 09 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GOV-87 77	CONV	*1,000.00			
GOV-87 77 S'TAX			8*	2.60	
GOV-87 77 FEE			8*	.50	
GOV-87 77	W'DEED		8*	4.00	
GOV-87 77	W'DEED	-3-	8*	2.00	* 9.10

JOSEPH PERCY
NOTARY PUBLIC
CONTRA COSTA COUNTY, CALIFORNIA