| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Erbie Brooks, et ux (NAME) | same as owner (NAME) | |
| 2401 Seifried Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 69 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | Par 11-35 |

Mail

## WARRANTY DEED

For and in consideration of the sum of Ten Thousand ($10,000.00) and no/100 DOLLARS

cash in hand, paid by Erbie Brooks, as Grantee, to Julian W. Blackshear, Jr., as attorney in fact of Beaulah Moore and Gerothia Elder, as Grantors, by virtue of and pursuant to Power of Attorney, of record in Books 5218, page 977, Register's Office of Davidson County, Tennessee, said Grantors through said attorney in fact.

DEC 20 77 CONV 10,000.00
DEC 20 77 S'TAX B* 26.00
DEC 20 77 PR'FEE B* .50
DEC 20 77 W'DEED B* 4.00 * 30.50

have bargained and sold, and by these presents do transfer and convey unto the said Erbie Brooks and wife, Grace W. Brooks

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. 23 on the Plan of Gardner's Gold Coast Subdivision as of record in Book 2133, page 79, Register's Office for said County.
Said Lot No. 23 fronts 180.09 feet on the southerly side of Windover Drive, and extends back between lines 205.5 feet on the easterly line and 213 feet on the westerly line to a dead line in the rear which measures 218.5 feet thereon.

Being the same property conveyed to Dovie A. Patton (LaSaine) by deed from E. Perry Crump and wife, Delores M. Crump of record in Book 2646, page 77, Register's Office for Davidson County, Tennessee. The said Dovie A. Patton (LaSaine) having since died and property vested in Beaulah Moore and Gerothia Elder, as heirs at law of Dovie A. Patton (LaSaine).

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(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 16th day of December, 19 77.

Beaulah Moore and Gerothia Elder
By and through Julian W. Blackshear, Jr., as
attorney in fact, and pursuant to exercise of his
power of attorney of record as above described.
Julian W. Blackshear, Jr.

BOOK 5235 PAGE 171

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Stafford Hayward, a Notary Public in and for said County and State, the within named Julian W. Blackshear, attorney in fact of the Grantors and bargainers herein named by virtue of and pursuant to Power of Attorney, of record in Book 5218, page 977 Register of Deed's Office.

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Pursuant to said Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 19 77.

My commission expires 11/27/79 Notary Public Stafford Hayward

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Julian W. Blackshear, Jr.

Sworn to and subscribed before me this 16 day of Dec, 19 77.

My commission expires 11/27/79 Notary Public Stafford Hayward

This instrument was prepared by:

| Julian W. Blackshear, Jr. | 1118 Parkway Towers, Nashville, TN |
|---|---|
| Name | Address |

WARRANTY DEED

FROM Gerothia Elder and Beulah Moore, through Julian W. Blackshear, Jr., as Attorney in Fact

TO Erbie Brooks, et ux

E 42578

IDENTIF. REFERENCE

DEC 20 12 34 PM '77

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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