This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5299 PAGE 473

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard E. Brooks, et ux (NAME:)	Kislak Mortgage Corporation (NAME:)	Map 129-2
(STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Parcel 35
(CITY) (P. O. ZONE) (STATE)	Miami, Florida 33131 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid by Leonard E. Brooks and wife, Ruth J. Brooks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Leonard E. Brooks and wife, Ruth J. Brooks have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $42,300.00, secured by Deed of Trust of record in Book 4510, page 667, Register's Office for Davidson County, Tennessee,

JUN 16 78 CONV 74,000.00
JUN 16 78 S'TAX B* 192.40
JUN 16 78 PR'FEE B* .50
JUN 16 78 W'DEED B* 6.00 * 198.90

Richard Lee Owens and Doris J. Owens,
have bargained and sold, and by these presents do transfer and convey unto the said Leonard E. Brooks and wife, Ruth J. Brooks,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 944 and the northwesterly part of Reserved Parcel "A" on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, page 111, Register's Office for said County, being described separately as Tract No. 1 and Tract No. 2, as follows:

TRACT NO. 1: Being Lot No. 944 on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, page 111, Register's Office for said County.
Said Lot No. 944 fronts 146 feet on the northeasterly side of Baskin Drive and runs back 386 feet on the northwesterly line and 338 feet on the southeasterly line, to a dead line in the rear on which it measures 205 feet.

TRACT NO. 2: Being the northwesterly part of Reserved Parcel "A" on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, page 111, Register's Office for said County, as follows:
Beginning in the northeasterly margin of Baskin Drive, at the common front corner of Lot No. 944 and said Reserved Parcel A; thence with the southeasterly line of Lot No. 944, north 48 deg. 15' east 338 feet to a point; thence south 24 deg. 12' east 80 feet to a point; thence south 49 deg. 36' west 319.7 feet to the northeasterly margin of Baskin Drive; thence along said Drive in a northwesterly direction 66.2 feet to the beginning.

Being the same property conveyed to Richard Lee Owens and wife, Doris J. Owens by deed from David P. de Roode and wife, Lou Ann de Roode, of record in Book 4510, page 663, Register's Office for Davidson County, Tennessee, the said parties having since divorced.

continued on next page...

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 74,000.00
Subscribed and sworn to before me, this the 14th day of June 19 78
Affiant
My commission expires: 4/18/82 (Affix Seal)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This conveyance is made subject to an easement for public utility purposes, anchor easement at northwest corners of Tracts Nos. 1 and 2 of premises and southwest corner of premises, a building setback line and conditions of owner's certificate, as shown on Plan of record in Book 2331, page 111, and as set out in deed of record in Book 2995, page 333, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 2536, page 115, Register's Office for said County, which applies to Tract No. 1 and made applicable to Tract No. 2 of deed from West Meade Farms, Inc., to E. L. Woodside and wife, Ira Dickens Woodside, of record in Book 2995, page 333, said Register's Office; and restrictive covenants in deed of record in Book 2995, page 333, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 208 Baskin Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard E. Brooks and wife, Ruth J. Brooks, *their heirs and assigns, forever.*

And we *do covenant with the said* Leonard E. Brooks and wife, Ruth J. Brooks, *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.*, except for 1978 taxes which are prorated and assumed by the grantees.

And We, Richard Lee Owens and Doris J. Owens, *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leonard E. Brooks and wife, Ruth J. Brooks, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 14th day of JUNE, 19 78, ***the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.***

X Richard Lee Owens
Richard Lee Owens

X Doris J. Owens
Doris J. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY L. KOTT, *a Notary Public in and for said County and State, the within named* Richard Lee Owens and Doris J. Owens

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 Nashville, *Tennessee, this* 14th *day of* June, *19* 78.

Nancy L. Kott, *Notary Public.*

Commission Expires 4/18/82.

NANCY L. KOTT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at, *this* *day of*, *19*.

....., *Notary Public.*

Commission Expires.

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.

E. 7 1. 4 7.2.
IDENTIF. REFERENCE
JUN 16 10 41 AM 78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.