BOOK 5300 PAGE 640

E 7201 Q

WARRANTY DEED

IDENTIF. REFERENCE

JUN 19 3 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40700

× Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June 1978

Notary Public

MY COMMISSION EXPIRES: 11-22-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Powers, Jr. (NAME)	Mercantile Mortgage Company (NAME)	85-7
3125 Stafford Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	Part 39 Jo
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	

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, Betty Williams Roof (now Brooks) and husband James D. Brooks, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde Powers, Jr. and wife, Janet T. Powers

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:

Being Lot No. 195 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 195 fronts 86.87 feet on the northeasterly side of Stafford Drive and runs back between lines 235.13 feet on the southeasterly line and 242 feet on the northwesterly line, to a dead line in the rear on which it measures 117.67 feet.

Being the same property conveyed to Charles H. Roof, Sr. and wife, Betty Roof by deed from Walter Cernol Williams and wife, Wava J. Williams, as of record in Book 4741, page 7 said Register's Office and to Betty Williams Roof by quitclaim deed from Charles H. Roof, Sr. of record in Book 4966, page 315, said Register's Office. The said Betty Williams Roof having since remarried James D. Brooks, Jr.

Betty Roof and Betty Williams Roof(now Brooks) are one and the same person.

JUN 1978	CONV	40,700.00			
JUN 1978	S'TAX		B*	105.82	
JUN 1978	PR'FEE		B*	.50	
JUN 1978	W'DEED		B*	4.00	* 110.32

This is unimproved ( ) improved (X) property, known as 3125 Stafford Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (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 16th day of June 1978

Betty Williams Roof (now Brooks)

Betty Williams Roof (now Brooks)

James D. Brooks, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Williams Roof (now Brooks) and husband James D. Brooks, Jr.

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 14 day of June, 19 78

Commission Expires 11-12-80

Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

Mail
W. G. TIMBER
P.O. Box 22157
NASHVILLE, TENN. 37221

WARRANTY DEED

FROM
Betty Williams Roof (now Brooks)
, et vir

TO
Clyde Powers, Jr. et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York