This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5359 PAGE 892

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Artie G. Brooks	Same	Map 81-12
(NAME) 12th Fl. TNB Bldg.	(NAME)	Parcel 79
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37219	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,* cash in hand paid by Artie G. Brooks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lucius Fredrick Talley, Jr. and wife, Shirley Ann Talley

have this day bargained and sold, and do hereby transfer and convey unto the said Artie G. Brooks,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the southeast part of Lot No. 376 on the Plan of McGavock, Wetmore and Others 1st Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.
Said part of said lot fronts 30.5 feet on the easterly margin of 11th Avenue North and extends back 98.0 feet on the easterly line and 93.6 feet on the westerly line to a 16-foot alley on the rear on which it measures 23.0 feet.

Being the same property conveyed to Lucius Fredrick Talley, Jr. and wife, Shirley Ann Talley, by deed from Artie G. Brooks, of record in Book 4799, page 38, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,280.09

Subscribed and sworn to before me, this the 3rd day of Nov. 19 78

My commission expires: 1-12-81 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (XX) property, known as 1616 11th Avenue North, 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 Artie G. Brooks, his *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Artie G. Brooks, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10 *day of* October, 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.*

Lucius Fredrick Talley, Jr.

Shirley Ann Talley

BOOK 5359 PAGE 893

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean M. Hite *a Notary Public in and for said County and State,* ~~Lucius Fredrick Talley, Jr.~~ and wife, Shirley Ann Talley

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* 10 *day of* Oct, *19* 78

Commission expires Aug 29, 1979 Jean M. Hite *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lucius Fredrick Talley, Jr. *a Notary Public in and for said County and State,*

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

Witness my hand and official seal at Nashville *Tennessee, this* 19th *day of* Oct, *19* 78

Commission expires April 18, 1982 *Notary Public*

STATE

NOV-3 78	CONV	*5,260.09				
NOV-3 78	S'TAX		B*	13.78		
NOV-3 78	PR'FEE		B*	.50		
NOV-3 78	W'DEED		B*	4.00	*	18.28

WARRANTY DEED

FROM Lucius Fredrick Talley, Jr. et ux

TO Artie G. Brooks

E 98388

IDENTIF. REFERENCE

Nov 3 2 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Brooks Realty Co
1st Fl. Third National Bank Bldg.