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

WARRANTY DEED

BOOK 5378 PAGE 112

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Brooks et ux (NAME:)	Kustom Mfg. Co. (NAME:)	Map 129-2
208 Baskin Dr. (STREET ADDRESS OR ROUTE NUMBER)	1101 Brighton Ave (STREET ADDRESS)	Parcel 35
Nash. Tenn. (CITY) (P. O. ZONE) (STATE)	Nash. Tenn. (CITY) (ZONE) (STATE)	

Mail

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

cash in hand paid by Clyde Brooks and wife, Nancy Wright Brooks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged

We, Leonard E. Brooks and wife, Ruth J. Brooks an undivided one-half (1/2) interest unto *have bargained and sold, and by these presents do transfer and convey* *the said* Clyde Brooks and wife, Nancy Wright Brooks their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* in and to

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° 15' east 338 feet to a point; thence south 24° 12' east 80 feet to a point; thence south 49° 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 Leonard E. Brooks and wife, Ruth J. Brooks, by deed from Richard Lee Owens and Doris J. Owens, of record in Book 5299, page 473, Register's Office for said County.

Continued

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $37,000.00

Subscribed and sworn to before me, this the 22nd day of Dec 1978

Clyde Brooks
Affiant

K. W. Greene
Notary Public

My commission expires: _____ (Affix Seal)

Rec. Fee

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 condition 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 said County.

This conveyance is also made subject to deed of trust of record in Book 4510, page 667, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as ..... (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 Clyde Brooks and wife, Nancy Wright Brooks, their *heirs and assigns, forever.*

And we *do covenant with the said* Clyde Brooks and wife, Nancy Wright 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.*

And we, Leonard E. Brooks and wife, Ruth J. Brooks *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clyde Brooks and wife, Nancy Wright Brooks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 11th *day of* November, *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.*

Leonard E. Brooks

Leonard E. Brooks

Ruth J. Brooks

Ruth J. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Leonard E. Brooks and wife, Ruth J. Brooks

.....

.....

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 ..... day of ....., 19 78.

....., Notary Public.

Commission Expires .....

STATE OF Wisconsin
COUNTY OF Waukesha

Personally appeared before me, Donald E Treichel, a Notary Public in and for said County and State, the within named Leonard E Brooks and Ruth J. Brooks his wife

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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 Waukesha Wisconsin, this 11th day of December, 1978.

Donald E Treichel, Notary Public.

Commission Expires July 11, 1978 DONALD E. Treichel

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 .....

DEC22 78	CONV	37,000.00			
DEC22 78	S'TAX		B*	96.20	
DEC22 78	PR'FEE		B*	.50	
DEC22 78	M'DEED		B*	8.00	* 104.70

WARRANTY DEED

FROM

Leonard E. Brooks et ux.

TO

Clyde Brooks et ux.

F 0 6 4 9 0

IDENTIF. REFERENCE

DEC 22 10 02 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208