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

BOOK 5406 PAGE 262

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Artie G. Brooks	SAME	83-15-177
(NAME) Brooks Realty Company, 12th Floor - 3rd Nat'l Bk. Bldg.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, and for a further consideration the said Artie G. Brooks has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of 31,800.00 secured by deed of trust of record in Book 5212, page 246, Register's Office of Davidson County, Tennessee,

We, Charles O. Webster and Sarah B. Webster .....

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

.....

..... *the Grantees herein, their (successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Fortland Park, Section II, as of record in Book 2900, page 40, Register's Office for said County.

Said Lot No. 226 fronts 80 feet on the southeasterly side of Barclay Drive and extends back between parallel lines 180.2 feet to a dead line in the rear.

Being the same property conveyed to Charles O. Webster and wife, Sarah B. Webster, by deed from James M. Gunter and wife, Carolyn Gunter, of record in Book 5212, page 244, said Register's Office.

This conveyance is subject to a 20-foot easement for public utilities, 10-foot utility easement, 40-foot building setback line from Barclay Drive, and conditions of Owner's Certificate of record in Book 2900, page 40, said Register's Office; and restrictive covenants of record in Book 1788, page 445, and Book 2963, page 612, Register's Office for said County.

SarahB. Webster and Sarah B. Phann are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 86,484.14

Subscribed and sworn to before me, this the 15th day of March 19 79

My commission expires My Commission Expires JULY 18, 1982 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 2711 Barclay Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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, except for 1979 taxes which are assumed in escrow.

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

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 15 *day of* March *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles O. Webster Charles O. Webster

Sarah B. Webster Sarah B. Webster

Sarah B. Phann Sarah B. Phann

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles O. Webster and Sarah B. Webster

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* 15th *day of* March, *19*79.

Judith E Hopkins *Notary Public*

My Commission Expires JULY 18, 1982

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.....

9032 CHECK

WARRANTY DEED

FROM
Charles O. Webster and
Sarah B. Webster

TO

Artie G. Brooks

F. 18763

IDENTIF. REFERENCE

MAR 15 3 30 PM '79

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

Brooks Realty & Construction Co.
10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5406 ~~PAGE~~ 264

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36484.14- CAMT.	
			94.90 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	99.40-
9032403/15/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. 7. 6. 3.

T
IDENTIF. REFERENCE

MAR 15 3 30 PM '79

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

No. 370929