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

BOOK 5421 PAGE 198

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Artie G. Brooks | SAME | 83-13-211 |
| (NAME) | (NAME) | |
| 12th Floor Third Nat.Bank | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tn. 37219 | | |
| (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 $23,000.00 secured by deed of trust of record in Book 5064, page 983, Register's Office of Davidson County, Tennessee,

I, Allen Mann

*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:*

Being Lot No. 186 on the Map of East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.
Said Lot No. 186 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Allen Mann by deed from Fred O. Collier and wife, Lillian Mai Collier, of record in Book 5064, page 981, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 13th day of April, 1979

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1203 Shelby Avenue, 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 prorated and assumed by the purchasers.

*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* 9th *day of* April, *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.*

Allen Mann

Allen Mann

BOOK 5421 PAGE 199

STATE OF ~~TENNESSEE~~ MISS )
COUNTY OF ~~DAVIDSON~~ HARRISON )

*Personally appeared before me,* SIDNEY L ROBINS, *a Notary Public in and for said County and State,* Allen Mann

*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,~~ Gulfport, Mississippi, ~~Tennessee~~ *this* 17th *day of* APRIL, 19 79

Notary Public

MY COMM. EXPIRES AUG. 29, 1981

*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.....*

**WARRANTY DEED**

FROM

Allen Mann

TO

Artie G. Brooks

F. 24100.

IDENTIF. REFERENCE

APR 13 3 11 PM '79

FELIX Z. [illegible] 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**

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 27000.00- CO | |
| | | | 70.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 74.70- |
| 5928A04/13/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 24100

IDENTIF. REFERENCE

APR 13 3 11 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 677281