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

BOOK 5565 PAGE 621

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Artie G. Brooks and James M. Tygret	SAME	82-12-38
(NAME) Same	(NAME) Brooks Realty Company 12th Floor Third Nat'l Bk. Bldg.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tenn. 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 James M. Tygret and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, James Clark Williamson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Artie G. Brooks and James M. Tygret *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 132 on the Map of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee. Said Lot No. 132 fronts 50 feet on the west side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James Clark Williamson by deed from Anna Stafford, unmarried, of record in Book 5525, page 377, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 30th day of January 19 80

My commission expires: 1-18-82 (Affix Seal)

x James C. Williamson
Affiant

Mary W. Whitaker
Notary Public

unimproved ( )
This is improved (X) property, known as 104 Neill 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 1980 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 30th *day of* January *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x James Clark Williamson
James Clark Williamson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Robertson, *a Notary Public in and for said County and State,* James Clark Williamson, unmarried

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 30th *day of* Jan., *19* 80

Mary W. Robertson
Notary Public

Commission expires 1-18-82

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 .....

2356 02/12 11.70- CHECK

WARRANTY DEED

FROM
James Clark Williamson

TO

Artie G. Brooks and James M. Tygret

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

F 7 6 2 1 8

RUSH

IDENTIF. REFERENCE

FEB 12 3 17 PM '80

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5565 PAGE 623

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2000.00- CO
5.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 11.70-
2356A02/12/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F76218

IDENTIF. REFERENCE

FEB 12 3 17 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 741687