134-186 58

SPECIAL

WARRANTY DEED

MST Tract Reference: _____

1355 10/05 461.50- CHECK

THIS INDENTURE, made and entered into this 30th day of September, 19 81, by and between

EVELYN H. BROOKS, single, party of the first part, and

J. GARRETT KLOEK, single, BOOK 5803 PAGE 365 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

Land lying and being in the Fifth Civil District of Davidson County, Tennessee, north of Harding Place and east of Luna Drive, as follows: Beginning at an iron pin on the eastern margin of Luna Drive, 175.0 feet north of the northernmost margin of Harding Place; thence northerly along the eastern margin of Luna Drive a distance of 175.0 feet to a point; thence north 86° 04' 15" east a distance of 267.65 feet to a point; thence south 3° 57' east a distance of 191.85 feet to a point; thence south 89° 42' 15" west a distance of 275.0 feet to the point of beginning. This being the same property shown as Lot 7 on the plat of Harding Place Park Addition Number 1, recorded in Book 4460, Page 169, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Grantor herein conveys only a one-half undivided interest in the property described herein.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except outstanding 1981 taxes,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming by through or under her but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

96623 IDENTIFICATION REFERENCE OCT 5 11 48 AM '81 DAVIDSON COUNTY TENN. MAIL END

WITNESS the signature of the party of the first part the day and year first above written.

Evelyn H. Brooks
Evelyn H. Brooks

Evelyn H Brooks

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

EVELYN H. BROOKS

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of October, 19 81.

My commission expires May 24, 1985

Notary Public

(FOR RECORDING DATA ONLY)

Property address 410 Luna Drive

Mail tax bills to: (Person or Agency responsible for payment of taxes)

J. Garrett Kloek
3049 Homewood
MEMPHIS, TENNESSEE 38128

This instrument prepared by:
Clyde M. Crutchfield, Attorney
Suite 1200, One Commerce Square

State tax	$ 455.00
Register's fee	.50
Recording fee	$6.00
Total	$461.50

T.G. # 244000-CMC (Misc.)

Return to: Mid-South Title

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jan G. Kloek
Affiant

Subscribed and sworn to before me this 1st day of October, 19 81.

Notary Public

Commission expires May 24, 1985

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

Form 85 Revised 4/10/79

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5803 PAGE 366

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
			175000.00- CO	
			455.00 CO TX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK	461.50-
			1365A10/05/81 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

662623

IDENTIF. REFERENCE

Oct 5 11 48 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 846725