ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Richard A. Brooks (NAME)	Fidelity Federal S & L Assoc. (NAME)	98-2
5212 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7
Hermitage, Tn. 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	4D'51027

WARRANTY DEED

BOOK 5839 PAGE 294

For and in consideration of the sum of TEN AND 00/100 ($10.00) - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $57,103.77 due and owing to Fidelity Federal Savings and Loan Association, secured by a deed of trust of record in Book 5519, page 760, Register's Office for Davidson County, Tennessee,

We, Robert Hynds and wife, Judi Ann Hynds,

have bargained and sold, and by these presents do transfer and convey unto the said Richard A. Brooks and wife, Kimberly M. Brooks

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 28 fronts 87.99 feet on the northerly margin of Roxborough Drive, and runs back 360.70 feet on the westerly line and 331.0 feet on the easterly line, to a line in the rear measuring 77.76 feet thereon.

Being the same property conveyed to Robert Hynds and wife, Judi Ann Hynds by deed from Randall Phillips Builders, Inc. of record in Book 5519, page 757, Register's Office for Davidson County, Tennessee.

THIS instrument is subject to any and all easements and restrictions of record.

This is unimproved ( ) improved (XX) property, known as 5212 Roxborough Drive
(House Number) (Street)
(P. O. Address) Hermitage, (City or Town) Tenn. 37076 (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 7th day of January, 1982.

Robert Hynds

Judi Ann Hynds

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Hynds and wife, Judi Ann Hynds

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 7th day of January, 1982.

My commission expires 11-9-83 Notary Public

SHIRLEY E. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 76,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert A Burk

Sworn to and subscribed before me this 7th day of January, 1982.

My commission expires 11-9-83 Notary Public

SHIRLEY E. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC., 1161 Murfreesboro Rd., #248, Nashville, Tn. 37217

Name | Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
341 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
JAN 8 3 23 PM '82

IDENTIFICATION REFERENCE

G 7 4 7 1 7.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

76900.00- CO
193.94 CO TX
.50 PRFEE
6.00 WDEED
CHECK 205.44-
651SA01/08/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74717

IDENTIF. REFERENCE

JAN 8 3 23 PM '82

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

No. 861288