WARRANTY DEED

BOOK 6146 PAGE 985

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Johnny Ray Brooks 5952 Lickton Pike Route #3, Lickton Pike (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	SAME (NAME: (STREET ADDRESS) (CITY) (ZONE) (STATE)	Map 17 Parcel 197 10 D 11145

For and in Consideration of the sum of ---------- TEN & NO/100---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations receipt of which is hereby acknowledged, and the assumption of a Deed of Trust in the approximate amount of $90,000.00 to DOMINION BANCSHARES MORTGAGE CORPORATION, a Maryland Corporation of record in Book 6049, Page 86, RODC, TN.

CLARENCE W. CULWELL, JR. and wife, REBECCA L. CULWELL, *have bargained and sold, and by these presents do transfer and convey unto the said* JOHNNY RAY BROOKS his *heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee and being Tract 1 according to a survey by Charles R. Simmons, Surveyor, Lic. No. 421, dated October 1975, described as follows:

BEGINNING at a corner fence post (formerly a beech tree) three poles North of the junction of two branches, a corner to Jessie Eaton, R. E. Jones Pike property and the southwest corner of this property; thence N 8 deg. East (generally with old fence line) 1,443.7 feet to a large blackgum tree with iron pin driven in it (formerly a white walnut) thence N 25 deg. West 800.0 feet to an iron pin; thence N 10 deg. West 620.0 feet to a point in the original north line; thence with north line, S 86 deg. East 1,360.0 feet to an iron pin in top of corner fence post; thence S 5 deg. West 1,272 feet to an iron pin in spurlock (1 acres tract west line and also a point in line of access road crossing Tract 1 to enter Tract 2); thence S 2 deg. West (with edge of access road entering property for 100 feet) and over the hill with old fence line 404 feet to a point in the hollow; thence up the hollow generally with an old fence line, S 50 deg. West 1,567.0 feet to a corner fence post, the point of beginning, containing 58.80 acres, more or less.

09/29 246.50- CHECK

1165

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 29th day of September 19 83

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

Dep. Reg

BEING the same property conveyed to CLARENCE W. CULWELL, JR. and wife, REBECCA L. CULWELL by Warranty Deed from RICHARD L. McGAUGH, JR. and wife, SUSAN DIANE CULWELL McGAUGH; and ROBERT R. GALBREATH and wife, MARY ALLEN GALBREATH dated July 28, 1976 and recorded in Deed Book 5053, Page 393, Register's Office for Davidson County, Tennessee.

There is a ten (10) foot easement for ingress and egress to and from the above described property described according to a survey of Charles R. Simmons, Surveyor Lic. No. 421, dated September 30, 1975.

This conveyance is made subject to a 50 foot access road entering Tract 2 across the above described property as shown on survey of Charles R. Simmons, Surveyor Lic. No. 421 dated October, 1975, as follows:

Beginning at an iron pin on the west side of an original access road to the Pressley property, same being the southwest corner of the Spurlock one acre tract of land; thence with Spurlock's west line, N 5 deg. East 65 feet to an iron pin; thence N 54 deg. West 577 feet to a point; thence N 87 deg. West 477 feet to a point; thence N 47 deg. 20 min. West 572 feet to a point, marked by an iron pin near two poplar trees, this access road lies 25 feet on either side of this line from the beginning point to the ending point.

This is unimproved (X) improved ( ) property, known as Route #3, Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHNNY RAY BROOKS his *heirs and assigns, forever.*

And we *do covenant with the said* JOHNNY RAY BROOKS his heirs & assigns *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.*

And C. W. CULWELL and wife, R. L. CULWELL *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHNNY RAY BROOKS his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 31 *day of* August, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075

C. W. Culwell
Rebecca L. Culwell

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Curtis W Lincoln, a Notary Public in and for said County and State, the within named CLARENCE W. CULWELL, JR. and wife, REBECCA L. CULWELL

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 Hendersonville, Tennessee, this 31st day of August, 19 83.

Curtis W Lincoln, Notary Public.

Commission Expires 8-31-85

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF

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.....

BOOK 6146 PAGE 989

WARRANTY DEED

FROM

CLARENCE W. CULWELL and wife

REBECCA L. CULWELL

TO

JOHNNY RAY BROOKS

TITLE INSURED BY POLICY NUMBER:



Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE
Company of New York

H 7 6 7 7 3

IDENTIF. REFERENCE

SEP 29 11 58 AM '83

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR BOOK 6146 PAGE 989

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

90000.00- CO
234.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 246.50-
1165A09/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.6 7.7.3

IDENTIF. REFERENCE

Sep 29 11 59 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 982349