FORM NO. WD-1

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160037

IDENTIFICATION REFERENCE

OCT 30 11 50 AM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

MAIL EMV

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION VALUE, WHICHEVER IS GREATER, FOR THIS TRA[illegible] $ 227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Octo[illegible] 1984.

Notary Public

MY COMMISSION EXPIRES: 7/30/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Nashville, TN 37219

JAMES C. DALE, III	162 4th Avenue North, Suite 205
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES BROOKS, III, et ux	SAME	144
(NAME)	(NAME)	
2052 Timberwood Drive		Parcel 21.2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FH-4455
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. G. CALTON, JR., and wife, JULIA ALLEN CALTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES BROOKS, III and wife, PATRICIA V. BROOKS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 15-B on the Plan of Forest Hills Community Subdivision, as of record in Book 3600, page 81, Register's Office for said county.

Said Lot No. 15-B fronts 200 feet on the northwesterly side of Timberwood Drive and extends back 652 feet on the southerly line and 313 feet on the northerly line to a dead line, measuring 381 feet thereon.

Being the same property conveyed to R. G. Calton, Jr., and wife, Julia Allen Calton, by Deed from Duncan Yokley and wife, Estelle Yokley, of record in Book 4180, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an anchor easement, 125 foot building setback line from Timberwood Drive and an easement for cut slope across the front of the premises, as shown on the Plan of record in Book 3600, page 81, as amended in Book 3830, page 581, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2052 Timberwood Drive, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 October, 1984

R. G. CALTON, JR.

JULIA ALLEN CALTON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia P. Fuller, a Notary Public in and for said County and State, the within named F. G. CALTON, JR. and wife, JULIA ALLEN CALTON

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1984.

Julia P. Fuller
Notary Public

Commission Expires 3/31/85

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CR - CLEARANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

267000.00- MORT.
598.20 DEED
.50
6.00
CHECK 836.70-
2972A10/30/84 341 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 60037

IDENTIF. REFERENCE

Oct 30 11 51 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0081149