THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William M. Brooks, Jr.
P. O. Box 100111
Nashville, TN 37210

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
105-7
249
6DA-19815

BOOK 6484 PAGE 161

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack Edwin Fuqua and wife, ANita M. Fuqua, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William M. Brooks, Jr., unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being part of Block 6 on the Map of Hamilton Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being the westerly part of Lot No. 28 on the unrecorded subdivision of said Block 6 described according to a survey made by E. R. Southgate, Surveyor, July, 1945, as follows:

BEGINNING at an iron pin at the southeast corner of Martin and Hamilton Streets; thence with the southerly margin of Hamilton Street easterly 69.3 feet; thence southwardly 167 feet 6 inches to the northerly margin of an alley; thence with the said alley westwardly 67.3 feet to the easterly margin of Martin Street; thence with said street northwardly 167 feet 6 inches to the beginning.

BEING the same property conveyed to Jack Edwin Fuqua by Quitclaim Deed from Charles F. Frazier, Trustee, of record in Book 5573, page 859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (xx)improved property, known as 561 Hamilton Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of January, 1985.

Jack Edwin Fuqua

ANita M. Fuqua

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF Floyd

On this 24th day of January, 1985, before me personally appeared Jack Edwin Fuqua and ANita M. Fuqua, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 1-3-86

Notary Public - Georgia State at Large

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6484 PAGE 162

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00.

Jack E. Fuqua
Affiant

Subscribed and sworn to before me, this the 25th day of January, 1985.

My Commission Expires: 1-3-86

Notary Public - Georgia State at Large

1985 JAN 30 PM 1:40
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

$ 1.50

WARRANTY DEED
from:
JACK EDWIN FUQUA ET UX
to:
WILLIAM M. BROOKS, JR.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23196)

dp

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

BOOK 6484 PAGE 163

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 58.60-
7639A01/30/85 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 1 1 15

IDENTIF. REFERENCE

JAN 30 1 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105147