WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6511 PAGE 681

This instrument prepared by:

Grant Smith, Attorney at Law (Name) 1302 Division St, (Street address or Route Number)

Nashville (City) Tennessee (STATE) 37203 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Dwight Brooks and wife Janis C. Brooks (NAME:)	SAME (NAME:)	Map 173, Part of Parcel 101
5005 Yorktown Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

Mail

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Two Hundred ($11,200.00) DOLLARS

Linda Sue Seiner Elkins, a married woman and heir-at-law of Granville L. Seiner and Linda Sue Seiner Elkins, Trustee,

J 2 2 5 1 5

IDENTIF. REFERENCE

JUL 22 1 18 PM '85

ELIA Z. WILSON II REGISTER DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Carl Dwight Brooks and wife Janis C. Brooks, their heirs and assigns, a certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, as follows:

BEGINNING at a concrete monument on the northerly margin of Barnes Road at the northeastern corner of the property of Ann C. Acuff, which is described in Book 4289, page 674, Register's Office of Davidson County, thence S. 3 degrees 21' 22" W. 651.20 feet to an iron pin; thence S. 81 degrees 25' 14" E. 155.69 feet to an iron pin; thence N. 6 degrees 06' 10" E. 752.14 feet to an iron pin on the northerly margin of Barnes Road; thence in a westerly direction along the curve in said road 141.02 feet to an iron pin; thence S. 59 degrees 15' 45" W. 71.62 feet to the concrete monument that is the point of beginning, containing 2.82 acres more or less.

BEING part of the same property conveyed to Granville L. Seiner by deed from Thelma Jarrett Amos of record in Book 4049, page 153, Register's Office for Davidson County, Tennessee. The said Granville L. Seiner having since died, and his will and Codicil of record in Will Book 148, page 445, Probate Clerk's Office for Davidson County, Tennessee, devised the above property to Linda Sue Seiner Elkins and Linda Sue Seiner Elkins, Trustee for the benefit of Granville Lee Seiner, Jr.

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The previous and last conveyance being a Deed to Granville L. Seiner

from Betty Ann Seiner

Registered in Register's Office of Davidson County, State of Tennessee,

in Vol. 6236 Page 233

Which premises is not the place of usual residence of Linda Sue Seiner Elkins and her husband.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Carl Dwight Brooks and wife Janis C. Brooks, their

heirs and assigns, forever. And I do covenant with the said Carl Dwight Brooks and wife Janis C. Brooks

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Carl Dwight Brooks and wife Janis C. Brooks, their

heirs and assigns, against the lawful claims of all persons whomsoever. ~~And I covenant with the said grantee that there are no liens or encumbrances of any kind whatsoever existing upon the property herein conveyed, and I further covenant that I will pay and discharge any such liens or encumbrances that may hereafter be found to have existed at the time of the conveyance hereof.~~

Witness my hand, this 19th day of July, 19 85

Witness:

Linda Sue Seiner Elkins

LINDA SUE SEINER ELKINS

State of Tennessee County.

The foregoing Deed was received and transferred.

This day of , 19 , at O'Clock M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, Grant W. Smith, a Notary Public in and for said County and State, the within named LINDA SUE SEINER ELKINS

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

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BOOK 6611 PAGE 683

Witness my hand and official seal, at Nashville, Tennessee, this 19 day of July, 1985

My Commission Expires 12/26/88, 19

Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF DAVIDSON

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 11,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda Sue Seiner Elkins
Affiant.

Subscribed and sworn to before me this the 19 day of July

1985

My Commission Expires: 12/26/88

Notary Public.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

1420.00- CAPIT.
29.12 CSTAX
.50 PRFE
6.00 WDE D
CHECK 35.62-
9955A07/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 22 5 1 5

IDENTIF. REFERENCE

JUL 22 1 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156103