FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

X Jo Ann Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-87

(AFFIX SEAL)

BOOK 6616 PAGE 962

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann Brooks	Mortgage Trust Company	MAP 104-5
(NAME)	(NAME)	
3621 Westbrook Avenue	2401 Hillsboro Road, Suite 100	PARCEL 239
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, Tennessee 37212	26W-00190
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Margie Cavalier and husband, Ben C. Cavalier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Ann Brooks, unmarried

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. 472 on the Map of the Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, said Register's Office.

Said Lot No. 472 fronts 60 feet on the southerly side of Westbrook Avenue and runs back 158.5 feet on the westerly line and 163 feet on the easterly line to an alley, measuring 60.80 feet thereon.

Being the same property conveyed to Margie Cavalier by deed from Martha B. Crouch, unmarried of record in Book 5922, page 832, Register's Office said County.

Ben C. Cavalier, husband of Margie Cavalier joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

J 2 4 3 5 6

IDENTIF. REFERENCE

JUL 30 8 19 AM '85

FELIX A. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3621 Westbrook Avenue, Nashville, TN 37205
(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 heir 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 covey 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 my hand this 25th day of July, 19 85

Ben C Cavalier by Margie Cavalier
Margie Cavalier

Margie Cavalier, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie Cavalier, married

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. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1985.

Commission expires 10-14-85

Notary Public

STATE OF
COUNTY OF Davidson

On this the 25th day of July, 19 85, before me personally appeared Margie Cavalier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ben C. Cavalier, and who acknowledged that she executed the same as the free act and deed of the said Ben C. Cavalier, by virtue of that Power of Attorney, duly executed by the said Ben C. Cavalier and appearing of record in Book 5369, page 718, respectively, of the Register's Office for Davidson County, _____.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 19 85.

My commission expires: 10-14-85

Notary Public

WARRANTY DEED

FROM

~~Margie Cavelier~~

TO

Jo Ann Brooks

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

This instrument was prepared by:

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

62000.00- CASH
161.20 COTAX
.50 PRFEE
6.00 MORT
CHECK 167.70-
2292A07/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 3 5 6

IDENTIF. REFERENCE

JUL 30 8 19 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 158380