Prepared by:

Gail Pigg, Attorney
Suite 1401
One Commerce Place
Nashville, TN 37239

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Terry M. Brooks and wife, Margaret C. Brooks | Same | 158-11 |
| (NAME) | (NAME) | Part 3 Ja |
| 1816 Cromwell Drive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and No/100---------- Dollars,

and other good and valuable considerations, the receipt of which is hereby acknowledged.

BOOK 6649 PAGE 552

Woodrow H. Hall and wife, Mary L. Hall, a 2/3 undivided interest and Beverly H. Payne, a 1/3 undivided interest

have this day bargained and sold, and do hereby transfer and convey unto the said Terry M. Brooks and wife, Margaret C. Brooks the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, located in the City of Forest Hills and being the North westerly portion of Lot No. 21 of Forrest Trails as recorded in Book 3700, page 25, Register's Office for Davidson County, Tennessee, being more particularly described by a survey prepared by Turner Engineering Co., dated August 6, 1985, as follows:

Beginning at a point in the southerly margin of Cromwell Drive, said point being the northwesterly front corner of the subject property and also being 899.16' from the intersection of Old Hickory Blvd. and Cromwell Drive; thence with the southerly margin of Cromwell Drive N 53°58" E 120 feet to a point at the beginning of a curve; thence continuing with said margin of Cromwell Drive and with said curve a distance of 85.0' to a point; thence leaving Cromwell Drive S 46° 37'06"E a distance of 445.0' to a point; thence S51°29'21" W 208.60' to a point; thence N 46°06'11"W 444.88' to the point of beginning and containing 2.076 acres more or less.

Being part of the same property conveyed to Woodrow H. Hall and wife, Mary L. Hall, a 2/3 undivided interest and Beverly H. Payne, a 1/3 undivided interest by deed from Shepherd Bentley and Bonnie Bess Binkley of record in Book 5467, page 785, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 190,000.00

Subscribed and sworn to before me, this the 3rd day of September, 19 85

Affiant

My commission expires: 10-24-88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1816 Cromwell Drive (House Number) Nashville, Tennessee (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1985 taxes; Restrictive covenants in Book 3929, pg. 248; Plan of record in Book 3700, pages 24 & 25.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd day of September, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Woodrow H. Hall

Mary L. Hall

Beverly H. Payne

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Woodrow H. Hall and wife, Mary L. Hall and Beverly H. Payne

*the within named 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* Nashville, *Tennessee, this* 3rd *day of* September, *19* 85

William H. Smith
*Notary Public*

*Commission expires* 11-1-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*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.....*

**WARRANTY DEED**

FROM

Woodrow H. Hall and wife, Mary L. Hall and Beverly

TO H. Payne

Terry M. Brooks and wife, Margaret C. Brooks

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

3 4 4 3 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 9 12 54 PM '85

IDENTIFICATION REFERENCE

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6649 PAGE 554

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

190000.CO- CAMT.
494.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 500.50-
4487A09/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 4 3 2

IDENTIFICATION REFERENCE

SEP 6 12 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170280