| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry D. Nelson | Jerry D. Nelson | |
| (NAME) | (NAME) | |
| 3843 Dodson Chapel Road | same | 97-0-8 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tenn. 37076 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS ------- ($10.00) ------- ------- ------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN CLIFTON BROOKS, and wife, CARMEN STADAKER BROOKS,

have bargained and sold, and by these presents do transfer and convey unto the said JERRY D. NELSON and wife, ELOISE NELSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated in the 4th Civil District of said county and described as follows: Being a part of the old Felix R. Gleaves tract of land and beginning where a Poplar Tree once stood, a corner of the said Gleaves tract of land and the John Bell Gleaves tract of land, now the L. E. Stephens N.E. Corner, thence South 10.76 poles to the N.W. Corner of a 6 acre tract of land conveyed by Felix R. Gleaves et ux. to Charles E. Gleaves, by deed of record in Book 52, Page 350, R.O.D.C., said 6 acre tract of land being later owned by John Bell Gleaves and now owned by R. W. Holland, thence East with the North boundary line of the said 6 acre tract of land to the center of a road, thence with the center of the said road in a North Westerly direction to the beginning, containing 1 acre of land more or less.

Being the same property conveyed to John Clifton Brooks and wife, Carmen Stadaker Brooks, by deed from Robert H. Polk, of record in Book 4804, Page 692, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Route #1, Box 399A (House Number) (Street)
Hermitage, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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 16th day of April 1986

John Clifton Brooks — Carmen Stadaker Brooks

JOHN CLIFTON BROOKS — CARMEN STADAKER BROOKS

BY: Carmen Stadaker Brooks
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Devereaux D. Cannon, Jr., a Notary Public in and for said County and State, the within named CARMEN STADAKER BROOKS

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

Witness my hand and official seal at Nashville, this 16th day of April, 1986.

My commission expires 17 May, 1987 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, A.D. 1986, before me personally appeared CARMEN STADAKER BROOKS, to me known ( or proved to me on the basis of satisfactory evidence ) to be the person who executed the foregoing instrument in behalf of JOHN CLIFTON BROOKS, acknowledged that she executed the same as the free act and deed of said JOHN CLIFTON BROOKS.

Witness my hand and seal at office in Nashville, this 16th day of April, A.D. 1986.

My Commission expires 17 May, 1987.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry D. Nelson

Sworn to and subscribed before me
this 16th day of April, 1986.

My commission expires 17 May, 1987 Notary Public

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344 4th Avenue North, Nashville, TN 37219
Name Address

TICOR TITLE INSURANCE COMPANY

92275

Apr 17 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

FROM

TO

WARRANTY DEED

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**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 |
|---|---|---|---|---|
| | | | 12000.00- | CAMT. |
| | | | 31.20 | CSTAX |
| | | | .80 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 37.70- |
| | | | 3949A04/17/86 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92275

IDENTIFICATION REFERENCE

APR 17 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238014