THIS INSTRUMENT PREPARED BY Debbie Kinley 1100 Kermit Drive Suite 204 Nashville, Tn. 37217

Map 86-12 Parcel No. 17

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

For and in Consideration of the sum of TEN AND NO/100 ---------- **Dollars,**

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5391, Page 931, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same.

BOOK 6968 PAGE 172

38244

IDENTIFICATION REFERENCE

SEP 3 3 37 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$1500

Danny Twilley and wife, Diane Twilley, hereinafter referred to as Grantors, **have bargained and sold, and by these presents do transfer and convey unto the said** George Howard Middlebrooks and wife, Nancy Elizabeth Middlebrooks, hereinafter referred to as Grantees, **their heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hermitage Woods, Section 3, of record in Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more detailed description of said lot.

Being the same property conveyed to Danny Twilley and wife, Diane Twilley by deed from Donald D. Morris and Terry L. Morris, as tenants in common, of record in Book 6433, Page 650, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 437 Rockwood Drive, Hermitage, Tennessee 37076.

OWNER: George Middlebrooks etux
437 Rockwood
Herm. 37076

Send Tax Bills To; Shearson Lehman Brothers/American Express
P O Box 1201
San Bernardino, California 92402

BOOK 6968 PAGE 173

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 unincumbered.

And Grantors do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hand s, this 27th day of August, 1986

Danny Luckey

Dana Luckey

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC. BOOK 6968 PAGE 174

STATE OF TENNESSEE -- DAVIDSON -- COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 55,647.54, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

George Howard Middlebrooks
Affiant

Subscribed and sworn to before me, this the 27th day of August 1986.

William T. Berry
Notary Public

My commission expires 7-17-88

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE -- DAVIDSON -- COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Twilley and wife Diane Twilley, George Howard Middlebrooks and wife, Nancy Elizabeth Middlebrooks, the bargainors, 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 Davidson County, Tennessee, this 27th day of August, 1986.

My Commission Expires 7-17-, 1988

William T. Berry
Notary Public

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

Warranty Deed

FROM

.....

.....

TO

.....

.....

STATE OF TENNESSEE

....COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock.....M. Noted in Note Book....., page....., and recorded in Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Nelson-Nashville
(REV. 4-69)

BOOK 696 PAGE 175

CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6968 PAGE 176

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

55647.54- CAMT.
155.68 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 168.18-
760 A09/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38244

IDENTIFICATION REFERENCE

SEP 3 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290509