PREPARED BY: JOE N. HOPPER, Atty.,
P. O. Box 84
Brentwood, Tennessee 37027 Mail

STATE OF ALABAMA)
COUNTY OF MADISON)

The actual consideration or value, whichever is greater for this transfer is $ 5,900.00.

Affiant

Subscribed and sworn to before me this 10 day of October, 1989.

NOTARY PUBLIC
My Commission Expires 4-2-90

ADDRESS NEW OWNER:

Everett S. Brooks, Jr.
2311 B Market Place
Huntsville, Alambama 35801

SEND TAX BILLS:

Same

BOOK 7009 PAGE 475

MAP: 046-00-0-053
PARCEL: 13D 40380

WARRANTY DEED

In consideration of $10.00 and other good and valuable consideration, CLIFTON J. RYAN and wife, DONNA G. RYAN, Grantor, do convey all of their right, title and interest to the hereinafter described property to EVERETT S. BROOKS, JR., and wife, PAMELA R. BROOKS, Grantee. Said property conveyed herein is described as follows:

LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being Lot No. 1 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey, as follows:

Beginning at a point in the Southeasterly margin of Bull Run Road at the common corner of Lot Nos. 1 and 2 on said survey, said point lying south 59 deg. 30' West 422.4 feet along said margin from the Southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband of record in Book 2700, page 359, Register's Office for said County; thence with said margin South 59 deg. 30' West 110 feet to an iron pin in the center of a ditch; thence with the center of said ditch, South 18 deg. 41` East 174 feet to the center of Bull Run Creek, being said Taylor`s Northwesterly line; thence with the center of said Creek along said Taylor`s Northwesterly line, Northeasterly to the Southerly corner of Lot No. 2 on said survey; thence with the line between said Lots Nos. 1 and 2 on said survey, North 30 deg. 30' West 173 feet to the beginning.

Being the same property conveyed to Clifton J. Ryan and wife, Donna G. Ryan by deed from Oscar C. Akins and wife, Betty Hopkins Akins of record in Book 5757, page 701, Register's

Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said, EVERETT S. BROOKS, JR., and wife, PAMELA R. BROOKS, 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 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.

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Clifton J. Ryan
GRANTOR

Donna G. Ryan
GRANTOR

STATE OF ALABAMA)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, CLIFTON J. RYAN and wife, DONNA G. RYAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the hereinabove instrument for the purposes therein stated. Witness my hand, at office, this 10 day of October, 1986.

Sherry P. Rogers
NOTARY PUBLIC

My Commission Expires:
4-2-90

98 OCT 15 AM 9:25

5217.00

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 477

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

590[illegible].00- CAMT.
16.50 CSTAX
.50 PRFEE
6.00 MDE
CHECK 23.00-
4/4/A197.5/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 7. 9 3

IDENTIFICATION REFERENCE

Oct 15 9 25 AM '86

No. 00367