file 47

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| THOMAS R. DAVIS & DEBRA G. BROOKS | MORTGAGEE: COLLATERAL MORTGAGE LTD. | 15DZ 17150 |
| (NAME) | (NAME) | |
| 1324 Stratford Avenue | 2100 First Avenue North | 72-3-84 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37216 | Birmingham, AL 35203 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 7207 PAGE 527

For and in consideration of the sum of TEN AND 00/100 ---------- ( $10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, A. B. CRIPPS AND WIFE, LILLIE M. CRIPPS,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS R. DAVIS AND DEBRA G. BROOKS as tenants in common with right of survivorship.

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

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 249 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID part of said Lot fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to A. B. Cripps and wife, Lillie M. Cripps for life and upon the death of the survivor to Nancy Cripps by deed from Beulah A. Smith and Pearl F. Hooper of record in Book 4869, Page 351, Register's Office for Davidson County, Tennessee.

NANCY CRIPPS joins in this conveyance for the express purpose of conveying any right she may have in said property, now or in the future.

unimproved ( )
This is improved (xx) property, known as 1324 Stratford Avenue (House Number) (Street)

Nashville, TN 37216
(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 8th day of April, 19 87.

A. B. Cripps — Lillie M. Cripps

Nancy Cripps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. B. Cripps and wife, Lillie M. Cripps; and Nancy Cripps

the bargainor, 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 Madison, Tennessee, this 8th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Judy J. Byrum

Sworn to and subscribed before me
this 8th day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

WARRANTY DEED

FROM
A. B. CRIPPS ET UX

IDENTIFICATION REFERENCE

TO
THOMAS R. DAVIS AND DEBRA G. BROOKS

16324

APR 20 3 35 PM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7207 PAGE 529

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

[illegible] CHARGE
[illegible].00 STAX
.50 PRFEE
0.00 MISC
CHECK [illegible]
01/[illegible]/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16324

IDENTIFICATION REFERENCE

APR 20 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70961