file box 8/jcb

WARRANTY DEED BOOK 7709 PAGE 421

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Frank N. Brooks and wife, Lee A. Brooks 4832 Indian Summer Dr. Nashville, TN 37207	Sovran Mortgage Corp. 1512 Willow Lawn Dr. Richmond, VA 23230-3479	32-9-63

0055 11/22 0101 03CHECK 410.09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,330.93.

Frank Brooks
Affiant

Subscribed and sworn to before me this 16th day of Nov. 1988.

Teresa Adamski
Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, POWELL REAL ESTATE COMPANY, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK N. BROOKS and wife, LEE A. BROOKS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Quail Ridge, Section One, of record in Book 6250, Page 396, said Plan being amended in Book 6900, Page 300, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 153 on said Plan; thence running S. 05° 58' W., a distance of 250 feet to a point, said point being a common rear corner with Lot No. 153; thence running N. 84° 02' W., a distance of 80 feet to a point; thence running N. 05° 58' E., a distance of 250 feet to a point located on the southerly margin of Indian Summer Drive; thence running in an easterly direction along the margin of Indian Summer Drive, 80 feet to a point, said point being the point of beginning. Containing 20,000 square feet or .468 acres more or less.

Being the same premises conveyed to Powell Real Estate Company, by deed of record in Book _____, Page ____,

Register's Office for Davidson County, Tennessee.

Subject to restrictions that appear of record in Book 6969, Page 70, Register's Office for Davidson County, Tennessee. Subject also to all easements, set-back lines, utilities and anchor easements and other restrictions, including easements for sanitary sewer, appearing on the Plan of Quail Ridge, Section One, Book 6250, Page 396, as revised in Book 6900, Page 300, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot No. 152, Plan of Quail Ridge, Section One, Nashville, TN

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, successors and assigns forever, and it, the said Grantor does covenant with the said Grantees that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of November, 1988.

POWELL REAL ESTATE COMPANY

By: Albert L Powell
Albert L. Powell
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A Smith, of the state and county aforesaid, personally appeared ALBERT L. POWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of POWELL REAL ESTATE COMPANY, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of POWELL REAL ESTATE COMPANY by himself as President.

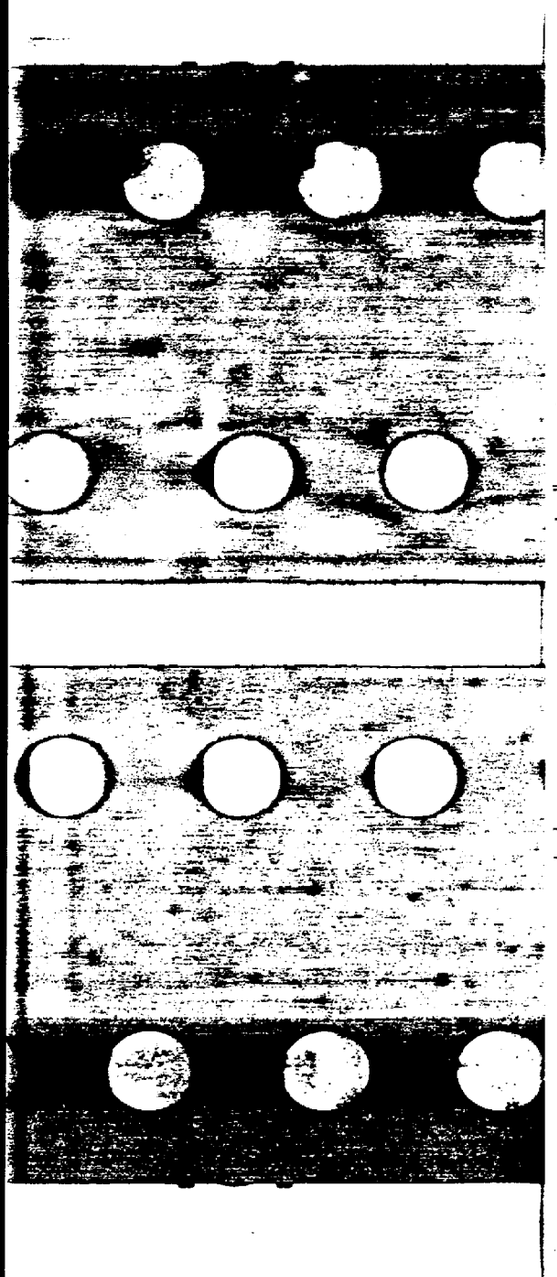
Witness my hand and seal, this 16th day of November, 1988.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

8.7.445.

IDENTIFICATION
Nov 22 10 32 AM '88
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7709 PAGE 423

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
			CAMT	122330.93
			CON TX	403.59
			PRFEE	0.50
			WDEED	6.00
			TOTAL	410.09
			CHECK	410.09
11/22/88	01		10:35 0001	0055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87445

IDENTIFICATION REFERENCE

Nov 22 32 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 156589