WARRANTY DEED

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:
Lisa R. Brooks PO 5864 Nashville, Tn. 37208	Same	81-11-458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 8,100.00.

Lisa R Brooks
Affiant

Subscribed and sworn to before me this 22nd day of Mar., 1988.

Teresa A Smith
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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, we MILTON SCHROEDER and wife, GEORGIA L. SCHROEDER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto LISA R. BROOKS, a single person, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

0151 11/22 0101 03CHECK 33.23

Land in Davidson County, Tennessee, described as follows, to wit:

Being the northerly fifty (50) feet of Lot No. 121 in McGavock, Wetmore and Others' second addition to Nashville, called the addition to the town of McGavock, a plan of which is of record in Book No. 21, page 41, of the Register's Office of Davidson County, Tennessee.

Said northerly fifty (50) feet of Lot No. 121 fronts fifty (50) feet on the easterly side of Twelfth Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Milton Schroeder, by deed from Louis Schroeder, Ella Schroeder Parmer, Alice Schroeder White, Ernest Schroeder and Elmore Schroeder, of record in Book 1157, Page 126, Register's Office for Davidson County, Tennessee.

Georgia L. Schroeder, wife of the said Milton Schroeder, joins in the execution of this deed to convey whatever right she may have in said property by way of her marital status.

This is improved property, known as 1712 12th Avenue North, Nashville, 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 Grantee, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of November, 1988.

M. G. Schroeder
Milton Schroeder

Georgia L. Schroeder
Georgia L. Schroeder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of November, 1988, before me personally appeared MILTON SCHROEDER and wife, GEORGIA L. SCHROEDER, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of November, 1988.

Teresa A. Smith
Notary Public

TERESA A. SMITH NOTARY PUBLIC

My Commission Expires:
1/21/90

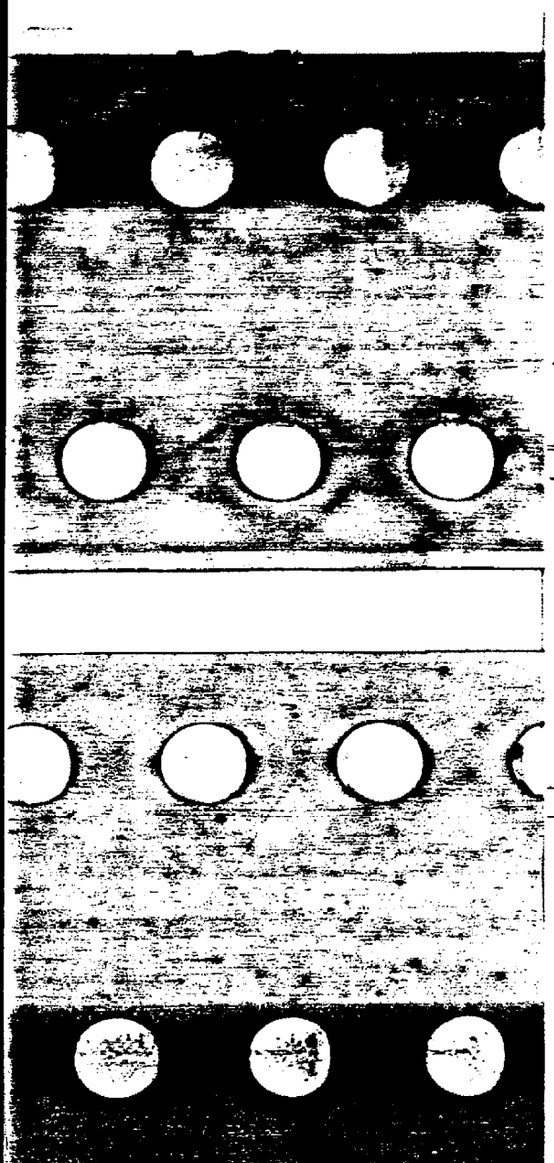
RUSH

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

Nov 22 11 51 AM '88

IDENTIFICATION REFERENCE

8.7.5.3.5.



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

RECEIVED OF _____

FOR _____

BOOK 7709 PAGE 688

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 8100.00
CON TX 26.73
PRFEE 0.50
WDEED 6.00
TOTAL 33.23
CHECK 33.23

11/22/88 01 11:54 0001 0151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.53.5

IDENTIFICATION REFERENCE

Nov 22 11 51 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156684