LA536

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7873 PAGE 496

| Address of New Owner(s): | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| S. Ronald Brooks, et ux<br>302 Woodmont Circle<br>Nashville, TN 37215 | Sears Mortgage<br>2500 Lake Cook Road<br>Riverwoods, Illinois 60015 | Map 116-8<br>Par. 46 |

# WARRANTY DEED

8638 06/26 0101 03CHECK 468.50

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, LESLIE E. CAMERON, LETITIA JANE CAMERON AND ORREN EDWARD CAMERON, III, heirs at law of Mary R. Cameron, deceased ("Grantors") have this day bargained and sold, and do hereby transfer and convey to STEPHEN RONALD BROOKS AND WIFE, STEPHANIE SMITH BROOKS ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot No. 2 on the unrecorded subdivision by C. B. Kelley of lot Nos. 67, 68, 69, 78 and 79 on the Map of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, described according to a copy of a survey thereof made January 26, 1937, by S. R. Sanford, Jr., Civil Engineer, as follows: Beginning at an iron pin in the northerly margin of Woodmont Circle, said point being at the common corner of lot Nos. 1 and 2; thence north, with the westerly line of Lot No. 1, 173 feet, more or less, to a point, the common corners of Lot Nos. 2, 3 and 4 on said plan; thence in a southwesterly direction with the dividing line of Lot Nos. 2 and 3, 244 feet, more or less, to the northeast intersection of Woodmont Circle and Clearview Drive; thence eastwardly with the northerly margin of Woodmont Circle, 192 feet to the point of beginning.

Being the same property conveyed to Orren E. Cameron, Jr. and wife, Mary Cameron by deed from James J. LaNasa, Jr. and wife, Anne H. LaNasa of record in Book 4153, page 109, both having since died. The grantors herein are all the legal heirs of said deceased under the administration of the estate of Mary E. Cameron, deceased, case no. 9087B Probate Court for Davidson County, Tennessee.

THIS is improved property known as 302 Woodmont Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those exceptions listed above.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this instrument on this 23rd day of June, 1989.

Leslie E. Cameron
LESLIE E. CAMERON

Letitia Jane Cameron
LETITIA JANE CAMERON by Leslie E. Cameron, Attorney-in-Fact

Orren Edward Cameron III
ORREN EDWARD CAMERON, III by Leslie E. Cameron, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 1989, before me personally appeared Leslie E. Cameron to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission expires:

11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 1989, before me personally appeared LESLIE E. CAMERON to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of LETITIA JANE CAMERON AND ORREN EDWARD CAMERON, III and acknowledges that she executed the same as the free act and deed of LETITIA JANE CAMERON AND ORREN EDWARD CAMERON, III.

Witness my hand and official seal.

My Commission expires:

11-10-91

Richard M. Davenport
NOTARY PUBLIC

44108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Leslie E. Cameron
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 23rd. DAY OF June, 1989.

Richard M. Davenport

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 498

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 140000.00

| | |
|---|---|
| CON TX | 462.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 468.50 |
| CHECK | 468.50 |

4 4 1 0 8.

IDENTIFICATION REFERENCE

Jun 26 12 23 PM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

06/26/89 01 12:25 0001 8638

No. 222928