dk

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Richard James Brooks and	Enid Federal	Map 91-16
(NAME) Michael Wayne Brooks	(NAME)	Parcel 93
(STREET ADDRESS OR ROUTE NUMBER) 4508 Nevada Ave	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville Tenn 37209	(CITY) (STATE) (ZIP)	

89-20

BOOK 7902 PAGE 102

WARRANTY DEED

RE-RECORD BOOK 7906 PAGE 874

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, MARTHA T. BROOKS WELLS, do hereby sell, transfer and convey unto RICHARD JAMES BROOKS and MICHAEL WAYNE BROOKS, as Tenants in Common, the following described real estate located in Davidson County, Tennessee:

Prepared By
WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA, TN 37402

Being the Easterly ten (10) feet of Lot No. 411 and the Westerly forty (40) feet of Lot No. 409, of Block 19, on the plan of Charlotte Park Company's First Edition, as of record in Book 57, Page 103, Register's Office for said County.

Said Lot Nos. 409 and 411 front together fifty (50) feet on the Northerly side of Nevada Avenue.

The source of Grantor's interest is found in Deed recorded in Book 4548, Page 768, and in Decree recorded in Book 6942, Book 161, Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantees herein assume and agree to pay all taxes assessed against said real estate for the year 1989.

TO HAVE AND TO HOLD the same unto the said RICHARD JAMES BROOKS and MICHAEL WAYNE BROOKS, as Tenants in Common, their heirs and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and I will forever warrant and defend the same against all lawful claims.

5.3589

FILED
JUL 31 2 59 PM '89
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

And I, FRED S. WELLS, JR., husband of Martha T. Brooks Wells, for good and sufficient considerations received, do hereby join in the execution of this instrument to release, remise, transfer and convey unto RICHARD JAMES BROOKS and MICHAEL WAYNE BROOKS, as Tenants in Common, any and all right, title and interest and claim that may be vested in me, in and to the real estate set out hereinabove.

WITNESS our hands on this the 6th day of February, 1989.

BOOK 7902 PAGE 103

Martha T. Brooks Wells
MARTHA T. BROOKS WELLS

Fred S. Wells Jr.
FRED S. WELLS, JR.

RE-RECORD BOOK 7906 PAGE 875

STATE OF Tennessee
COUNTY OF Hamilton

On this the 6th day of February, 1989, before me personally appeared MARTHA T. BROOKS WELLS and husband, FRED S. WELLS, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of themselves, acknowledged that they executed the same as the free act and deed of said MARTHA T. BROOKS WELLS and husband, FRED S. WELLS, JR.

WITNESS my hand and Notarial Seal.

Barbara D. Newman
Notary Public

My Commission Expires: BARBARA D. NEWMAN NOTARY PUBLIC HAMILTON CO., TENN. MY COMMISSION EXPIRES SEPT. 5, 1990

STATE OF Tenn
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard James Brooks
Affiant

Subscribed and sworn to before me on this the 31st day of Dec, 1989.

W. C. Cameron
Notary Public

My Commission Expires: Aug-Reg.

AFFIDAVIT

RE-RECORD BOOK 7906 PAGE 876

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, and that the previous figure of $80,000.00, is an error due to an incorrect estimate of the value of property in mention.

Richard James Brooks
Affiant

Subscribed and sworn to before me on this the 3rd day of August, 1989.

W. O. Williams
Notary Public

My Commission Expires: Aug. 1 Expires

RE-RE
5570

AUG 3 2 22 PM '89

RUSH

2478 08/03 0101 03CHECK 9.