60

This Instrument Prepared By:
THOMAS I. BOTTORFF, ATTORNEY
ONE MARYLAND FARMS, SUITE 102
BRENTWOOD, TN 37027

BOOK 8627 PAGE 243

ADDRESS NEW OWNER:
Richard J. Brooks and Rhonda F. Brooks
4508 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 91-16
GROUP
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard James Brooks and Michael Wayne Brooks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard J. Brooks and wife Rhonda F. Brooks, hereinafter called the Grantees, their heirs and assigns, all my right, title and interest as to a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 Notherly side of Nevada Avenue.

Being the same property conveyed to Richard James Brooks and Michael Wayne Brooks by deed from Martha T. Brooks Wells of record in Book 7906, page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as 4508 Nevada Avenue, Nashville, TN 37209.

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 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

10706

IDENTIF. TREFERENCE

MAY 15 3 19 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

[illegible] 05/15/92 10101 03CHECK 90.25

Witness our hands this the 8th day of May, 1992.

Richard James Brooks
RICHARD JAMES BROOKS

Michael Wayne Brooks
MICHAEL WAYNE BROOKS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard James Brooks and Michael Wayne Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this the 8th day of May, 1992.

Robert M. Tuff
NOTARY PUBLIC

My Commission Expires: SEPT. 26, 1992

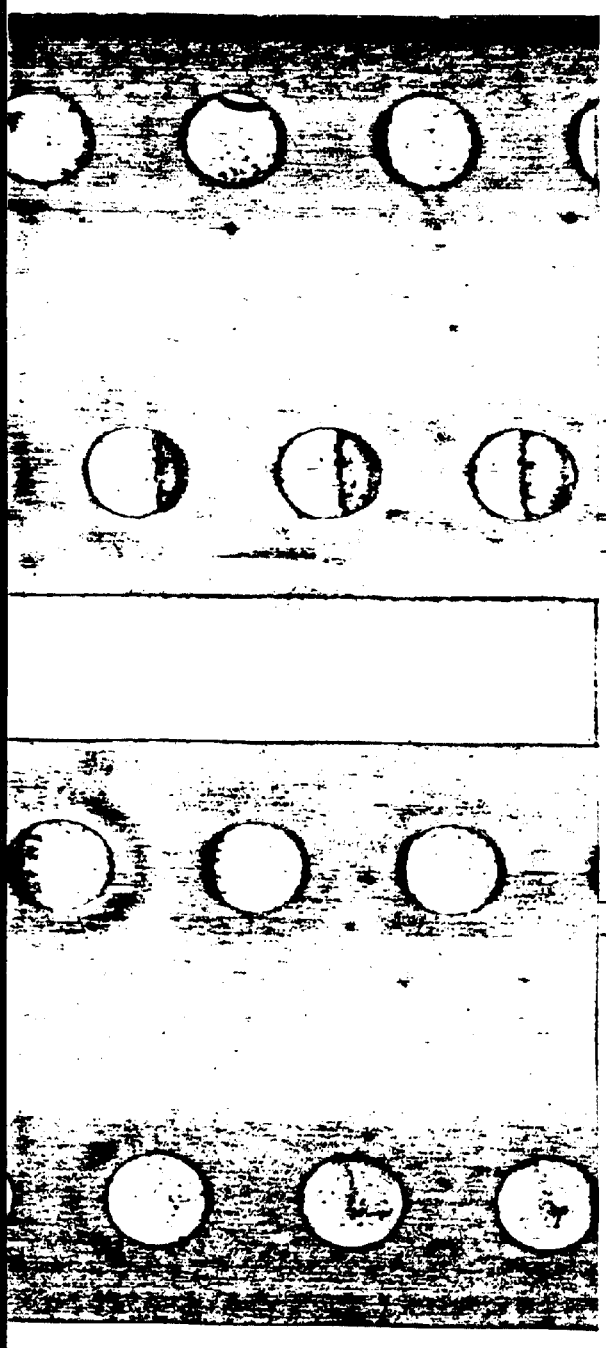
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $22,500.00.

Rhonda D. Brooks
AFFIANT

Subscribed and sworn to before me
this 8th day of May, 1992.

Robert M. Tuff
NOTARY PUBLIC
My Commission Expires: SEPT. 26, 1992



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

RECEIVED OF _____

FOR _____

BOOK 8627 PAGE 245

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	22500.00
CON TX	83.25
PRFEE	1.00
WDEED	6.00
TOTAL	90.25
CHECK	90.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11070

IDENTIF. TREFERENCE

MAY 15 3 19 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

01 15:21 0001 7244

No. 531447