Davidson County Tax
Map 92 Group 46
Parcel 845

This instrument prepared by:
WILSON & BROOKS, P.C.
ATTORNEYS & COUNSELORS AT LAW
P. O. BOX 160
WARTBURG, TN 37887

GENERAL WARRANTY DEED

THIS INDENTURE, Made this the 25th day of December, 1992, by Ruby Brooks, whose mailing address is 912 Broadmoor Drive, Nashville, TN 37216, hereinafter referred to as Grantor, whether one or more, and James W. Brooks, Sr. and Julia B. McConnell, tenants in common, whose mailing address is 906 Potter Lane, Nashville, TN 37206, hereinafter referred to as Grantee, whether one or more.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, assigned and conveyed, and does hereby grant, bargain, sell, assign and convey unto the said Grantee as equal tenants in common, the following described premises which are situated in Davidson County, Tennessee, reserving unto Grantor, however a life estate, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 of Block "E" on the Map of Broadmoor, of record in book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 50 feet on the south side of Woodruff Drive and runs back between parallel lines, 150 feet to a dead line.
>
> BEING the same property conveyed to Grantor by a Warranty Deed dated February 19, 1959 from Louis R. Christian and wife, Uldene J. Christian, which was recorded in Book 2877, at Page 449, in the Office of the Register for Morgan County, Tennessee, on February 19, 1959.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

To have and to hold the said premises to the said Grantee and Grantee's personal representatives, successors and assigns forever.

And the said Grantor, for Grantor and Grantor's personal representatives, successors and assigns, does hereby covenant with the said Grantee, Grantee's personal representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed, and has full power, authority and right to convey the same; that said premises are free from all encumbrances; EXCEPT taxes for the current year which Grantor agree to pay and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

Ruby Brooks
RUBY BROOKS

ACKNOWLEDGMENT

STATE OF TENNESSEE

BOOK 8876 PAGE 34

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Ruby Brooks, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25th day of December, 1992.

James W. Brooks
NOTARY PUBLIC

My Commission Expires: 11-20-93.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ruby Brooks
AFFIANT

Subscribed and sworn to before me this the 25th day of December, 1992.

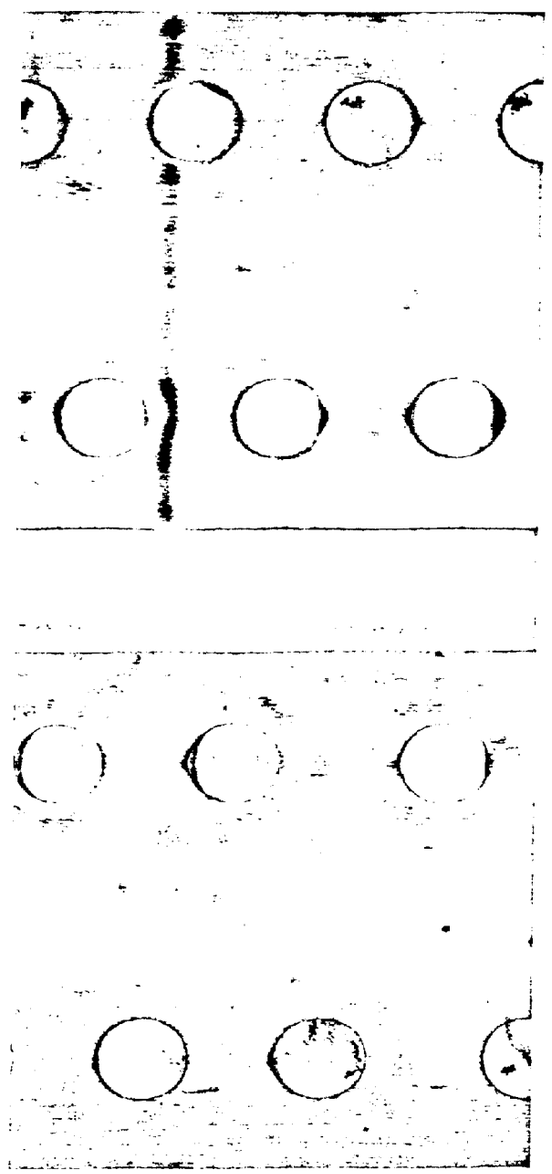
James W. Brooks
NOTARY PUBLIC ~~OR REGISTER~~

My Commission Expires: 11-20-93.

Name of person or agency responsible for the payment of real property taxes:

Ruby Brooks
912 Broadmoor Drive
Nashville, TN 37216

96223
IDENTIFICATION REFERENCE
JAN 1 1 23 PM '93
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
RECEIPT# 03701 01/01 03CHECK 46.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8876 PAGE 35

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
			03/01/93 01	13:22 0001 7980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96223

IDENTIFT REFERENCE

MAR 1 1 23 PM '93

DAVIDSON COUNTY, TN

No. 025568