File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 9704 PG 807

ADDRESS NEW OWNER:
Teresa F. Brooks
1329 N 6th St.
Nashville, Tennessee
37207

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 083-15
GROUP
PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Janice McCloud Fox , Administratrix of The Estate Of Mamie Deckard McCloud (deceased), and Janice McCloud Fox (individually), Johnnie Ray McCloud and Jerry Dale McCloud, being all of the Heirs at Law of Mamie Deckard McCloud, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teresa F. Brooks, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Fortland Park, Section Three, of record in Book 2900, page 61, Register's Office for said County.

Said Lot No. 285 fronts 80 feet on the northerly margin of Fortland Drive and runs back between lines 122.7 feet on the westerly line and 175.4 feet on the easterly line to a dead line in the rear on which it measures 95.59 feet.

BEING the same property conveyed to Mamie D. McCloud (deceased) by deed from Donald W. Gregory and wife, Sandra K. Gregory, as of record in Book 5277, page 504, Register's Office for Davidson County, Tennessee. The said Mamie D. McCloud died intestate on September 9, 1994, leaving Janice McCloud Fox, Johnnie Ray McCloud and Jerry Dale McCloud as her only Heirs at Law.

Mamie D. McCloud and Mamie Deckard McCloud were one and the same person.

The description as used herein is the same as the last conveyance.

This is improved property known as 2810 Fortland Drive, Nashville, TN 37206.

BOOK 9704 PG 805

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Teresa F. Brooks, unmarried, her heirs and assigns, forever; and We, Janice McCloud Fox, Administratrix of The Estate Of Mamie Deckard McCloud (deceased), Janice McCloud Fox, Johnnie Ray McCloud and Jerry Dale McCloud, being all of the Heirs at Law of Mamie Deckard McCloud, do covenant with the said Grantee 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 Grantee, her 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.

Witness our hands this the 16th day of June, 1995.

The Estate of Mamie Deckard McCloud

Janice McCloud Fox, ADMIN.
Janice McCloud Fox, Administratrix

Janice McCloud Fox
Janice McCloud Fox

Johnnie Ray McCloud
Johnnie Ray McCloud

Jerry Dale McCloud
Jerry Dale McCloud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janice McCloud

Fox, Administratrix of The Estate Of Mamie Deckard McCloud (deceased), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 22, 1997

BOOK 9704 PG 809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, Janice McCloud Fox, Johnnie Ray McCloud and Jerry Dale McCloud, with whom I am personally acquainted, and who acknowledged upon their oath or affirmation that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 1995.

Notary Public

My Commission Expires: My Commission Expires March 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

Teresa F. Brooks
AFFIANT

Subscribed and sworn to before me
this 16th day of June, 1995.

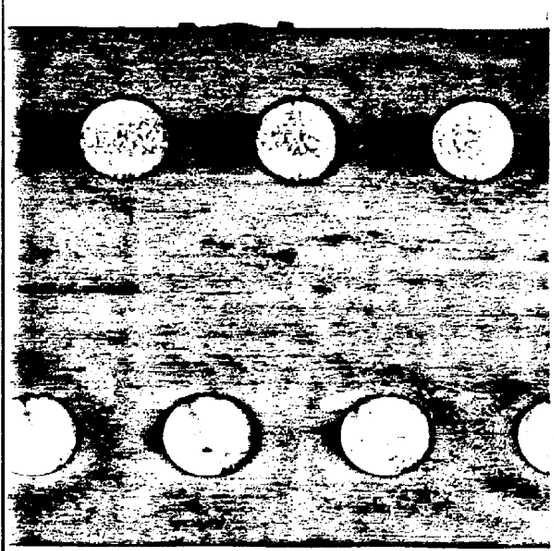
NOTARY PUBLIC

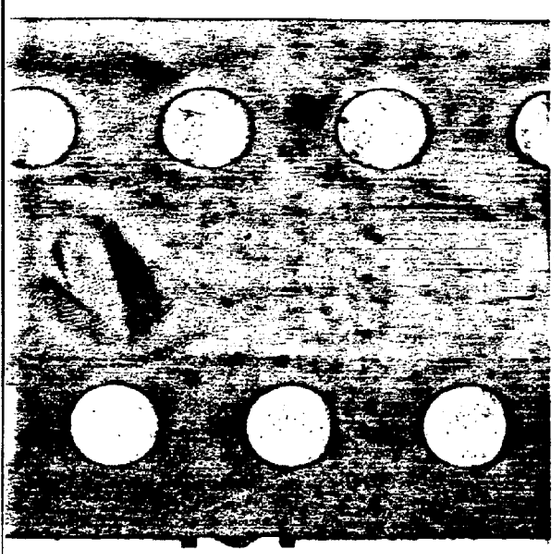
My Commission Expires: My Commission Expires March 22, 1997

0070997
IDENTIF. & REFERENCE

95 JUN 16 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2273 06/16 0101 03CHECK 290.50





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 810

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

06/16/95 01 16:21 0001 2273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070997
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921500