THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Bobby Lynn **Affiant** Subscribed and sworn to before me, this 8 day of December, 1995. Notary Public My Commission Expires: 5-30-99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bobby L. Lynn 110 28th Avenue North Nashville, TN 37203	SAME	104-03-005 21W 10970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNARD C. BROOKS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BOBBY L. LYNN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of George Shield's Subdivision of Lots Nos. 45 and 46 of the Boyd Cockrill Spring Tract, as of record in Book 57, paeg 51, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the easterly side of 28th Avenue, North, formerly Fair Ground Avenue, and runs back between parallel lines, with the southerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to Bernard C. Brooks by deed from J. Gilmer Blackburn, as Trustee for Clay Callaham, Jr., of record in Book 4268, page 914, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 1995 Metro taxes, which are the obligation of the tenant of the property to pay.

2. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4281, page 343, Register's Office for said County.

3. Subject to any unrecorded leases.

This is improved property known as 110 28th Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of December, 1995.

Bernard C. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERNARD C. BROOKS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of December, 1995.

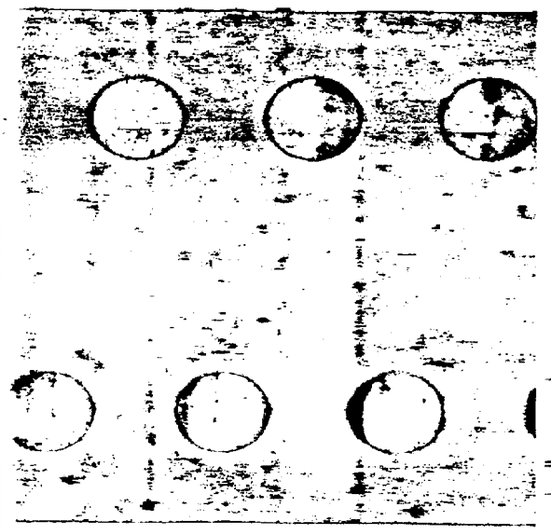
Notary Public

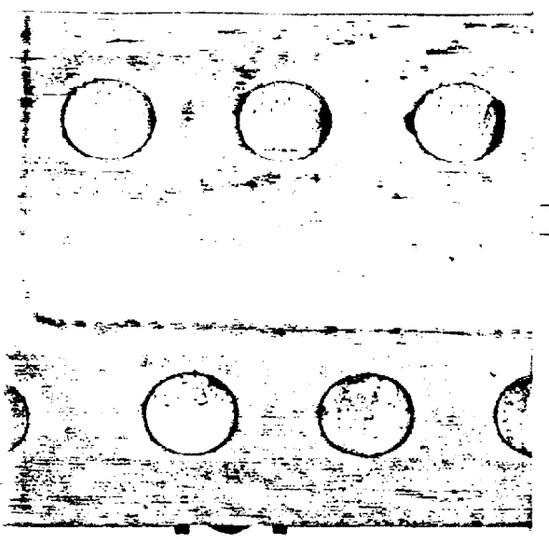
My Commission Expires: 5/30/99

0130610
IDENTIF. & REFERENCE

95 DEC -8 PM 3:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5684 12/08 0101 03CHECK
989.50





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

RECEIVED OF _____

FOR _____

BOOK 9883 PG 938

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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL ~~989.50~~
CHECK ~~989.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/95 01 15:36 0001 6684

0130610
IDENTIF. ↑ REFERENCE

95 DEC -8 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985162