BOOK 9971 PG 618

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John C. McDonald	NationsBanc Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
366 Binkley Drive	P.O. Box 353	147-1-103
Nashville, TN 37211	Louisville, KY 40201-0353	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Francis Willard Brooks and Pamela J. Brooks, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John C. McDonald, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Caldwell Hall, Section 6, of record in Book 2900, Page 148, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Francis Willard Brooks and wife, Pamela J. Brooks by warranty deed from Gayden Wood and wife, Ruby Wood, of record in Book 7074, Page 336, Register's Office, Davidson County, Tennessee.

This is property with a common address of 366 Binkley Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 148, as amended in Book 3282, Page 358 to add a drainage easement, both of said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3221, Page 6, as amended in Book 3251, Page 543, said Register's office.

5760 03/07 0101 03CHECK 453.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $120,000.00

Affiant

Subscribed and sworn before me this 29th day of February, 1996.

My Commission Expires: 5/23/98

Notary Public

0157650
IDENTIFICATION REFERENCE
96 MAR -7 AM 9:57
FELIX Z. [illegible] Register
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **February, 1996.**

Francis Willard Brooks

Pamela J. Brooks

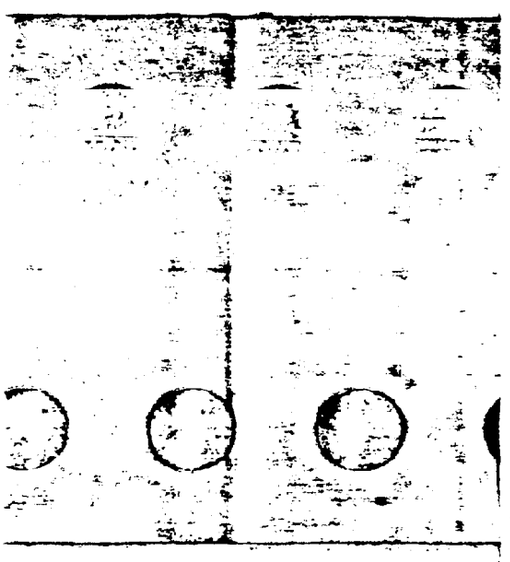
STATE OF TENNESSEE
COUNTY OF Davidson

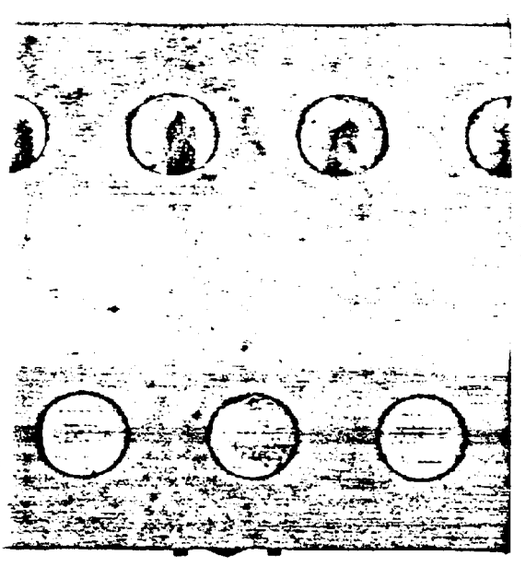
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Francis Willard Brooks and Pamela J. Brooks, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **February, 1996.**

Notary Public
My Commission Expires: 5/23/98

File No. 9602-074





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

RECEIVED OF _____

FOR _____

BOOK 9971 PG 620

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	120000.00
CON TX	444.00
PRFEE	1.00
MTEED	8.00
TOTAL	453.00
CHECK	453.00

03/07/96 01 10:03 0001 5760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157650
IDENTIF. & REFERENCE

96 MAR -7 AM 9:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013868