BOOK 10180 PG 494

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Tracy W. Brooks]	Tracy W. Brooks	MAP and PARCEL
[David L. Brooks]	David L. Brooks	
[101 Roanoke Drive]	101 Roanoke Drive	25-11-11
[Goodlettsville, TN 37072]	Goodlettsville, TN 37072	

[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, **James E. Driver and Linda L. Driver, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Tracy W. Brooks and David L. Brooks, wife and husband** (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:

BEING Lot No. 28 on the plan of Ranchwood Estates, Section Two, according to survey and plat of same appearing of record in Book 3600, Page 67, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to James E. Driver and wife, Linda L. Driver by warranty deed from Claude Carpenter and wife, Martha J. Carpenter of record in Book 4345, Page 780, Register's Office, Davidson County, Tennessee.

This is property with a common address of 101 Roanoke Drive, Goodlettsville, TN 37072.

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 3600, Page 67, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3797, Page 290, said Register's office; 4) Declaration of Easement of record in Book 10013, Page 724, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $139,000.00
[
[Affiant
[Subscribed and sworn before me this 30th day of August, 1996.
[
[My Commission Expires: 5/22/98 Notary Public

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 **30th** day of **August, 1996**.

X James E. Driver
James E. Driver

X Linda L. Driver
Linda L. Driver

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 **James E. Driver and Linda L. Driver, 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 **30th** day of **August, 1996**.

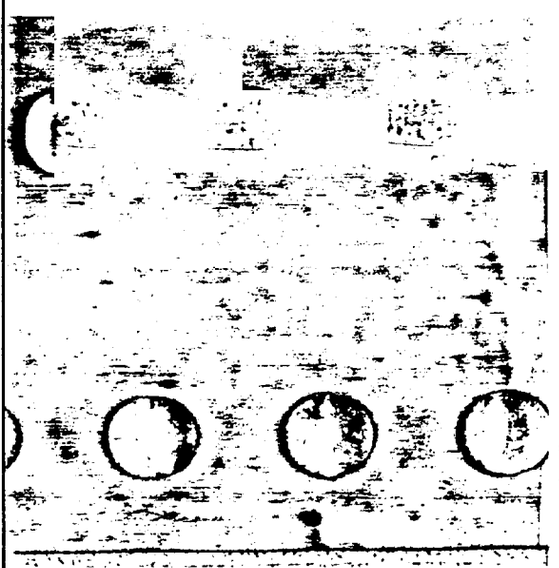
Notary Public
My Commission Expires:

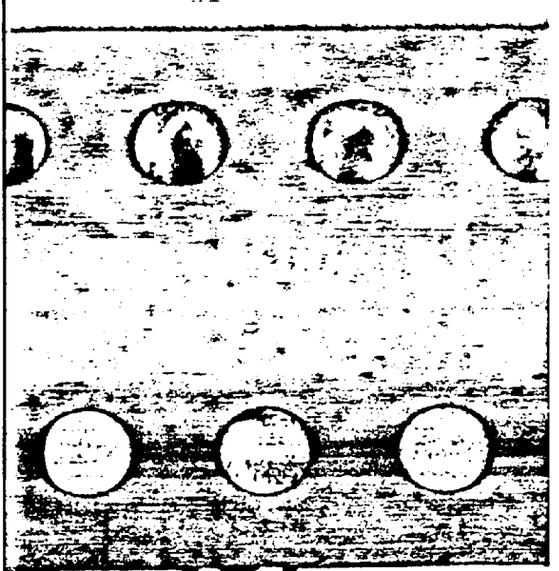
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4799 09/05 0101 03CHECK 523.30

96 SEP -5 PM 2:34
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0221834





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10180 PG 496

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 139000.00
				CON TX 514.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 523.30
				CHECK 523.30
09/05/96	01			14:37 0001 4799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221834
IDENTIF. & REFERENCE

96 SEP -5 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027299