BOOK 10263 PG 446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 1996.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol D. Holbrook, and Agnes L. Warren	Same	72-14-195
(NAME) 1400 Douglas Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLAYTON E. BOOKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL D. HOLBROOK , UNMARRIED, AND AGNES L. WARREN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 37 and the westerly 25 feet 8 inches of Lot No. 36 on the Map of Doaks Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 and part of Lot No. 36 adjoin and front together 75 feet 8 inches on the southerly side of Douglas Avenue and run back between parallel lines with the easterly margin of 14th Street, 174.0 feet to an alley and shows 75 feet 8 inches, more or less, on said alley.

Being the same property conveyed to Clayton E. Booker, unmarried, by deed from Olivia W. Merrell, unmarried, of record in Book 10030, page 682, Register's Office for Davidson County, Tennessee.

0247917
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 1:54
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved X) property, known as 1400 Douglas Avenue, Nashville, TN 37206
(

(House Number) (Street) (P.O. Address) (City o Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of November, 1996.

Clayton E. Booker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

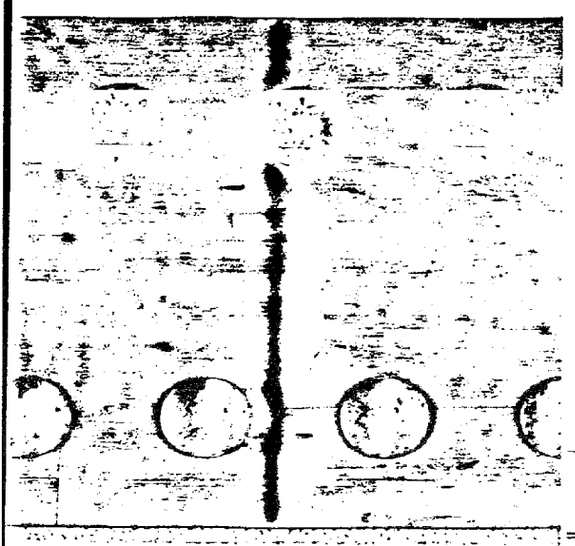
Personally appeared before me, Lee A. Cohen, a Notary Public in and for said County and State, the within named Clayton E. Booker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

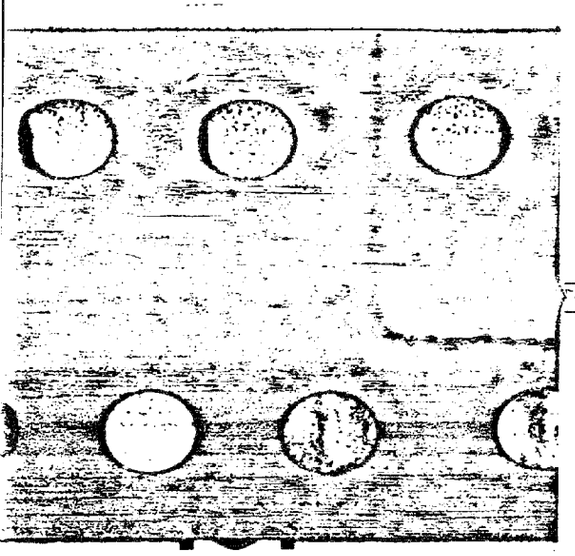
Witness my hand and official seal at Nashville , Tennessee this 16th day of November, 1996

Commission expires:November 27, 1999

Lee A. Cohen Notary Public

6926 11/19 0101 03CHECK 638.00





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 448

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 170000.00
CON TX 629.00
RFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/96 01 13:55 0001 6926

96 NOV 19 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0247917
IDENTIF. # REFERENCE

No. 1089643