BOOK 10273 PG 414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Trisha Olson Dworsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jay Dworsky (NAME)	First Republic Mortgage (NAME)	103-04-0 118.00
4400 Utah Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	25W 03875
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Fredrick P. Brooker and wife, Joyce C. Brooker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay Dworsky and wife, Trisha Olson-Dworsky

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:

BEING Lot No. 7 in Block 2 on the Map of a part of Sylvan Park Subdivision as recorded in Plat Book 332, page 104, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the north line of Utah Avenue, being the northwest corner of the intersection of said Avenue with 44th Street, thence in a westwardly direction along the said north line a distance of 60 feet to the southeast corner of Lot No. 8, thence in a northwardly direction along a line dividing Lot No. 8 from Lot No. 7 a distance of 160.00 feet to a point in the south line of an alley, thence in an eastwardly direction along the said south line a distance of 60.00 feet to a point in the west line of said Street, thence in a southwardly direction along the said west line a distance of 100.00 feet to the point of beginning.

Being the same property conveyed to Fredrick P. Brooker and wife, Joyce C. Brooker by deed from Eugene Levine and wife, Sheila B. Levine of record in Book 9684, page 951, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

96 NOV 27 PM 1:13
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0250720

unimproved ( )
improved (X) property, known as 4400 Utah Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or 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 and 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 our hand s this 22nd day of November 19 96

Fredrick P. Brooker

Joyce C. Brooker

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fredrick P. Brooker and wife, Joyce C. Brooker

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 22nd day of November, 19 96.

Commission expires _____

Notary Public

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

MY COMMISSION EXPIRES JUNE 26, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

9924 11/27 0101 03CHECK

523.50



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

RECEIVED OF _____

FOR _____

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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

11/27/96 01 13:13 0001 9924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250720
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092607