47

BOOK 10443 PG 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES 1/27/99
(AFFIX SEAL)

NICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Troy L. Richeal (NAME) | Creve Coeur Mortgage (NAME) | MAP 28 |
| 6109 Marrowbone Lake Road (ADDRESS) | 795 Office Parkway, Suite 119 (ADDRESS) | PARCEL 11 |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | St. Louis, Missouri 63141 (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, Peggy J. Conroy Brooks and husband, Donald H. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy L. Richeal and wife, Rebecca R. Richeal

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 part of Lot No. 11 on the Map of the lands of Henry Floto, as of record in Book 421, page 147, Register's Office for said County, described partially according to a survey made by John M. Sullivan, Civil Engineer, March 5, 1958, as follows:

Beginning at a point in the center line of Marrowbone Lake or Lake Louise Road, S 52 degrees E 300' plus S 52 degrees 20' E 150 feet from the northerly corner of the property conveyed to Farris Pemberton and wife, Myrtle D. Pemberton, by deed from W. H. Farmer and wife, Effie Elizabeth Farmer, of record in Book 2741, page 616, Register's Office for said County; thence with the center line of said Road, S 52 degrees 20' E. 150' to a point; thence S 45 degrees W 290.5' to a point; thence N 52 degrees W 150' to a point; thence N 45 degrees E 290.5' to the point of beginning.

Being the same property conveyed to Peggy Jo Conroy by deed from Claude C. Bennett and wife, Evelyn J. Bennett, of record in Book 7209, Page 425, Register's Office for said County. The said Peggy Jo Conroy having since married is now, Peggy Jo Conroy Brooks.

Linda A. Wright executes this instrument as Attorney-in-Fact on behalf of Peggy Jo Brooks and Donald H. Brooks pursuant to Special Power of Attorney recorded simultaneously herewith.

Donald H. Brooks, spouse of Peggy J. Conroy Brooks, joins in this conveyance for the express purpose of relinquishing all marital rights he may have in subject property.

unimproved ( )
This is improved ( X ) property, known as 6109 Marrowbone Lake Road, Joelton, TN 37080
(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 5th day of May 19 97

Peggy J. Conroy Brooks
By: Peggy J. Conroy Brooks by Linda A. Wright
Linda A. Wright, Attorney-in-fact
Donald H. Brooks
By: Donald H. Brooks by Linda A. Wright
Linda A. Wright, Attorney-in-fact

BOOK 10443 PG 809

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____ _____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda A. Wright, to me known to be the person who executed the foregoing instrument in behalf of Peggy J. Conroy Brooks and Donald H.* and acknowledged that she executed the same as the free act and deed of the said Peggy J. Conroy Brooks and Donald H. Brooks *Brooks

Witness my hand and seal at Goodlettsville, Tennessee, this the 5th day of May, 199 7.

Commission expires: 11-27-99

VICKIE R. BROOKS NOTARY PUBLIC STATE OF TENNESSEE

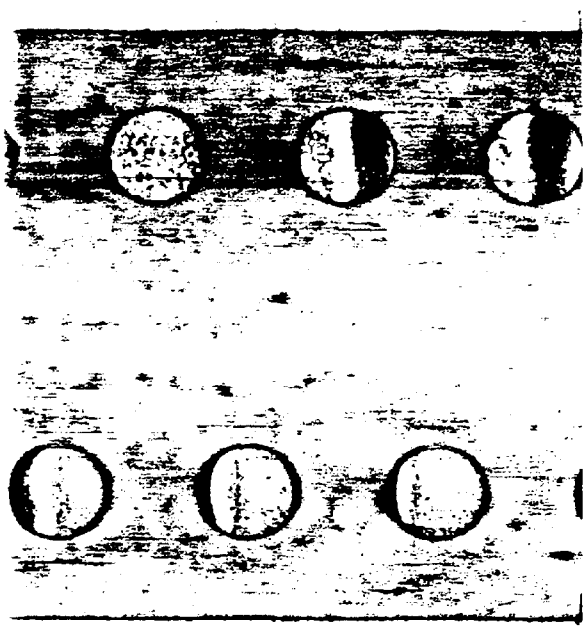
Notary Public

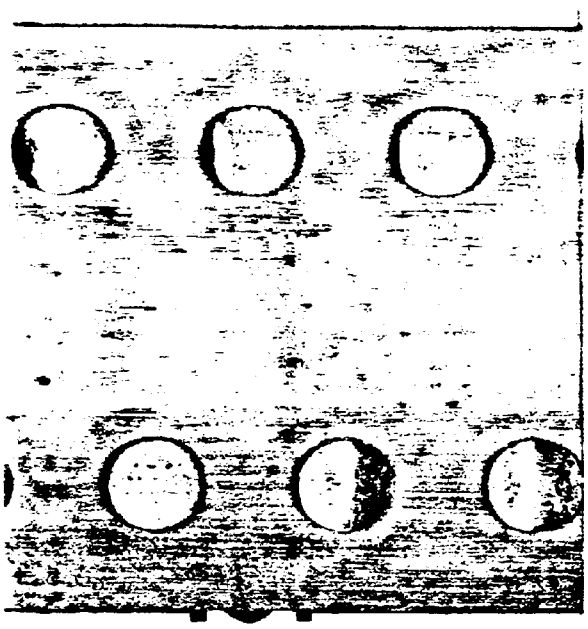
9176 05/09 0101 03CHECK 206.50



0303203
IDENTIFICATION REFERENCE

97 MAY -9 AM 9:24
REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 810

| | | |
|---|---|---|
| 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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

05/09/97 01 09:27 0001 9176

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03033203
IDENTIF. ↑ REFERENCE

97 MAY -9 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1149228