0368908

IDENTIFICATION REFERENCE

39-B

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

97 NOV 11 PM 2:00

FELIX REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10680 PG 760

Name and Address of New Owner: **David J. Brooks and Shauna W. Brooks** **4113 Aberdeen Avenue** **Nashville, Tennessee 37205**
Send Tax Bills To: SAME
Street Address of Subject Property: **4113 Aberdeen Avenue** **Nashville, Tennessee 37205** **Map-Parcel No:** **Map 103-8** **Parcel 216.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY D. DRAUGHN AND WIFE, BARBARA DEWITT DRAUGHN,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DAVID J.BROOKS AND WIFE, SHAUNA W. BROOKS,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 66 OF Block "1" on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeffrey D. Draughn, unmarried by deed from Jack D. Whitfield, unmarried, of record in Book 9194, page 807, said Register's Office.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1997 Metropolitan Davidson County taxes;
>
> 2. All matters shown on the Plan of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 7 day of November, 1997.

JEFFREY D. DRAUGHN

Barbara DeWitt Draughn
BARBARA DEWITT DRAUGHN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 7 day of November, 1997, before me personally appeared Jeffrey D. Draughn and wife, Barbara DeWitt Draughn to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 11-22-97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $254,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 1997.

NOTARY PUBLIC

My commission expires: 11-22-97

0640 11/11 0101 03CHECK 952-80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10680 PG 763

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
254000.00
CON TX 939.80
PRFEE 1.00
WDEED 12.00
TOTAL 952.80
CHECK 952.80

11/11/97 01 14:02 0001 0640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368908

IDENTIFICATION NUMBER

97 NOV 11 PM 2:00

REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1219819