WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 9,500.00**

William Edward Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY 1998.

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires SEPT. 29, 2001

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
Richard Hedgepath, Jr.
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
William Edward Brooks	Same	Map 91-10
5516 Rome Ave.		Parcel 88
Nashville, TN 37209		12W-08290

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES DAVID BROOKS**, AND WIFE, **ANITA R. BROOKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM EDWARD BROOKS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 95 on the Plan of Urbandale, Section I, as of record in Book 1835, Page 45, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Rome Avenue at the corner of Lots Nos. 94 and 95; thence with the line between said lots northwardly 140 feet; thence eastwardly 26 feet; thence south 40 deg. 02 min. east 61.25 feet; thence south 20 deg. 30 min. east 80 feet to the northerly margin of Rome Avenue; thence with the northerly margin of same westwardly 66 feet to the beginning.

BEING the same property conveyed to James M. Brooks and wife, Cecile R. Brooks, by deed from Tennessee Construction & Development Company, Inc., a corporation organized under the laws of the State of Tennessee, of record in Deed Book 1970, Page 639, R.O.D.C. Tennessee, the said James M. Brooks having died 07/24/91 survived by his widow, Cecile R. Brooks, and to Cecile R. Brooks for her lifetime with the remainder interest to William Edward Brooks, James David Brooks and Anita R. Brooks by deed from Cecile R. Brooks in Book 8482, Page 702, the said Cecile R. Brooks having since died.

5516 Rome Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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 hands this 26th day of January 1998.

JAMES DAVID BROOKS - Seller

ANITA R. BROOKS - Seller

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 **James David Brooks** and wife, **Anita R. Brooks**, the bargainors, 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 Nashville, Tennessee, this 26th day of January 1998.

NOTARY PUBLIC

RICHARD R. HEDGEPETH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

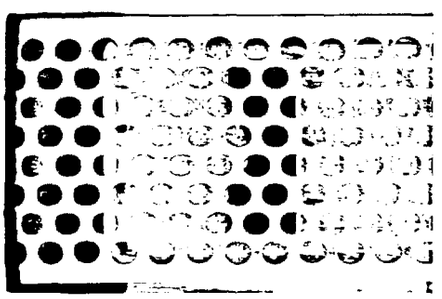
My Commission Expires SEPT. 29, 2001

11393998
IDENTIFICATION REFERENCE

98 JAN 27 PM 12:12

PICK-UP

6234 01/27 0101 03CHECK 44.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

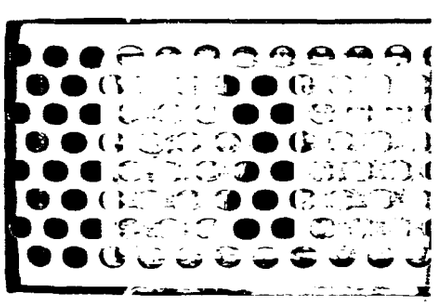
BOOK 10769 PG 970

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	9500.00
CON TX	35.15
PRFEE	1.00
WDEED	8.00
TOTAL	44.15
CHECK	44.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/27/98 04 [illegible] 6001 6234



0393998
IDENTIF. & REFERENCE

98 JAN 27 PM 12: 12

REGISTER
DAVIDSON COUNTY, TN.

No. 1246828