THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

Mail

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Malik B. Brooks **2914 Highland Drive** **Nashville, Tennessee 37207**	***Same***	**92-06-185**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00.

Affiant

Subscribed to and sworn before me this 10th day of June, 1999.

Notary Public

My Commission Expires: March 25 2000

FOR AND IN CONSIDERATION of the sum of Sixty Three Thousand Dollars ($63,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM PATTON, JR., a married man, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto MALIK B. BROOKS, the Grantee herein, his heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 1 on the map of Adam Young's Plan of Lots, of record in Book 57, page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946 by John M. Sullivan, County Surveyor, as follows:

Said part of said Lot fronts 73 feet, more or less, on the north side of Batavia, formerly Zollicoffer Street, and runs back between parallel lines, along the west margin of 28th Avenue North, 72 feet, more or less, to a dead line, said dead line being the South margin of part of Lot No. 1.

Being the same property conveyed to WILLIAM PATTON, JR. by deed from E. G. Curtis, an unmarried person by LaWanda Curtis Baskette, attorney-in-fact, and Ronald Curtis, of record in Book 7796, page 864, Register's Office for Davidson County, Tennessee.

This is improved real property known as 901 28th Avenue North, Nashville, TN 37209. This is not the primary residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that he is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and binds himself, his representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 10th day of June, 1999.

WILLIAM PATTON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATTON, JR., the within named bargainor, 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 office in Nashville, Davidson County, Tennessee, this 10th day of June, 1999.

Notary Public

My Commission Expires: March 25, 2001

LEMUEL [illegible] NOTARY PUBLIC AT LARGE

059875
RECEIPT REFERENCE
99 JUN 11 PM 1:07
BILL CAIN REGISTER
DAVIDSON COUNTY, TN.

0709 06/11 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 414

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05988875

IDENTIFICATION REFERENCE

99 JUN 11 PM 1:07

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

06/11/99 01 13:10 0001 8709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473161