20-1

06184190

PREPARED BY/RETURN TO

99 JUL 22 PM 2:11

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 11584 PAGE 68

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Dennis F. Talley et al 1214 McGAVOCK PK. NASHVILLE, TN. 37216	Same	Map 72-6 Par. 348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Danny L Talley
Affiant

Sworn and subscribed before me, this 2nd day of July, 1999.

Notary Public

Commission Expires:

11-25-2000

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JULIE BRADY, individually, and as Conservator for Lonnie Brooks, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto DENNIS F. TALLEY and DANNY L. TALLEY, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the West 50 feet of the East 75 feet of the North 200 feet of Lot No. 3 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, page 86, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the South side of McGavock Pike and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Grace L. Brooks and Lonnie L. Brooks, Jr., as joint tenants with rights of survivorship by Quitclaim Deed from Devereaux D. Cannon, Jr., Trustee, of record in Book 8020, page 948, Register's Office for Davidson County, Tennessee. The said Grace L. Brooks having since died.

Lonnie L. Brooks, Jr., after the death of Grace L. Brooks, conveyed the property to Lonnie L. Brooks, Jr. and daughter, Julie Brooks, by Quitclaim Deed of record in Book 9874, page 789, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 McGavock Pike, Nashville, Tennessee 37216.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1999 which the Grantees herein assume and agree to pay.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This property is sold "AS IS" and without any warranty of habitability or warranty of any nature as to the condition of the property.

Daniel Thomas Brady, husband of Julie Brady, hereby conveys any marital rights he may have in the above described real property. Daniel Thomas Brady makes no warranty of title of any nature.

WITNESS my hand this 20 day of July, 1999.

Julie Brady

Julie Brady, Individually and in her capacity as Conservator for Lonnie Brooks

Daniel Thomas Brady

STATE OF FLORIDA
COUNTY OF Miami - Dade

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Julie Brady, individually, and in her capacity as Conservator for Lonnie Brooks, and husband, Daniel Thomas Brady, 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 purpose therein contained.

Witness my hand and seal, at office in Miami, Florida, this 20 day of July, 1999.

Notary Public

Commission Expires:

ELIZABETH GIOSTRA
MY COMMISSION # CC 717839
EXPIRES: March 18, 2002
Bonded Thru Notary Public Underwriters

x:\angus\brady.wd.wpd\2942-631

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11584 PAGE 70

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

06148114

REGISTER'S OFFICE

99 JUL 22 PM 2:12

AMT 50000.00
CON TX 165.00
PRFEE 1.00
UNIED 5.00
CFEE 2.00
TOTAL 173.00
CHECK 173.00
07/22/99 01 14:15 0001 5832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494131