P4

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOX #

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Priscilla C. Wilcox
Affiant

Subscribed and sworn to before me, this 28th day of July, 1999.

Janice H. Collins
Notary Public

My Commission Expires: 1/26/2002

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Scott D. McWilliams
6122 Elizabethan Drive
Nashville, TN 37205

Send Tax Bills To:
new owner

Map-Parcel Number:
115-4-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda D. Brooks, married, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Scott D. McWilliams and wife, Elaine C. McWilliams, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Hillwood Estates, Section 8, of record in Book 2133, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 152 fronts 200.04 feet on the southwesterly side Elizabethan Drive and extends 355 feet on the northwesterly line and 369,8 feet on the southeasterly line to a dead line, measuring 245.7 feet thereon.

Being the same property conveyed to Sam A. Brooks, Jr. and wife, Linda D. Brooks by deed from James J. Calloway and wife, Nan Haile Calloway, of record in Book 4762, page 825, Register's Office for said County.

Also, being the same property conveyed to Linda D. Brooks by deed from Sam A. Brooks, Jr., of record in Book 6710, page 664, Register's Office for said County.

20606.606

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 123, Register's Office for said County.

Sam A. Brooks, Jr. joins in this conveyance for the purpose of conveying and waiving any marital rights, if any, that he may have in said land.

This is improved property known as 6122 Elizabethan Drive, Nashville, TN 37205.

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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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 28th day of July, 1999.

Linda D. Brooks

Linda D. Brooks

Sam A. Brooks, Jr.

Sam A. Brooks, Jr.

99 AUG -3 PM 2:11
REGISTER
DAVIDSON COUNTY, TN.

061981.7
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda D. Brooks and Sam A. Brooks, Jr, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

1953.50 03CHECK 0101 08/30/99

20606.606

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06198117

IDENTIF. ↑ REFERENCE

99 AUG -3 PM 2:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT 525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1953.50
CHECK 1953.50

08/03/99 01 14:17 0001 1299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499516