WARRANTY DEED

BOOK 3834 PAGE 440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Allen	Same	6D-78359
(NAME:)	(NAME:)	
Broadwell Drive		Map 160-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 39
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.C.

For and in Consideration of the sum of Ten and no/100---------- ($10.00) -------- *DOLLARS*

cash in hand paid by David B. Allen and wife, Leora W. Allen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Claude Dunn Construction Company, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* David B. Allen and wife, Leora W. Allen, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 58 on the Plan of BRENTVIEW HILLS, of record in book 3300, pages 43 and 44, Register's Office for said County. Said lot No. 58 fronts 115.9 feet on the northerly side of Broadwell Drive and extends back 454.1 feet on the easterly line and 497.8 feet on the westerly line, which is a broken line, to a point in the rear, said lot is more or less triangular in shape.

Being part of the property conveyed to CLAUDE DUNN CONSTRUCTION COMPANY, INC. by deed from Brentview Development Company, a partnership, of record in book 3764, page 89, said Register's Office.

This conveyance is made subject to restrictions of record in book 3345, page 205, said Register's Office; T.V.A. easement of record in book 2280, page 395 and book 3183, page 401, said Register's Office, and to Owner's Certificate, a 160 foot setback line from Broadwell Drive, which was amended to 145 foot setback line from Broadwell Drive by instrument of record in book 3830, page 864, a 10 foot easement for public utilities along the southerly 180 feet of the northerly portion of the westerly side line, an anchor easement 1.5x15 feet at the southeast front corner of the lot, and a 20 foot easement for public utilities running east and west through northerly portion of lot adjacent to T.V.A. easement, all as more particularly appears on recorded plan of record in book 3300, pages 43 and 44, said Register's Office.

This is unimproved ( ) improved (X) property, known as 482 (House Number) Broadwell Drive (Street), Nashville P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David B. Allen and wife, Leora W. Allen, their *heirs and assigns, forever.*

And it does ~~xx~~ *to covenant with the said* David B. Allen and wife, Leora W. Allen *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Claude Dunn Construction Company, Inc. does ~~xx~~*further covenant and bind* itself, its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* David B. Allen and wife, Leora W. Allen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15 *day of* November, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

BY: Claude Dunn, Jr., President

~~ATTESTED:~~ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared Claude Dunn, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Claude Dunn Construction Company, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 18 *day of* November *, 19* 64.

Notary Public

Commission Expires July 22 1967.

STATE TAX $ 39.18
PROBATE .50
TOTAL $ 39.68

NOV 20 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID NOV 20 1964

WARRANTY DEED

G-175060

FROM

Claude Dunn Construction Company, Inc.

TO

David B. Allen, et ux

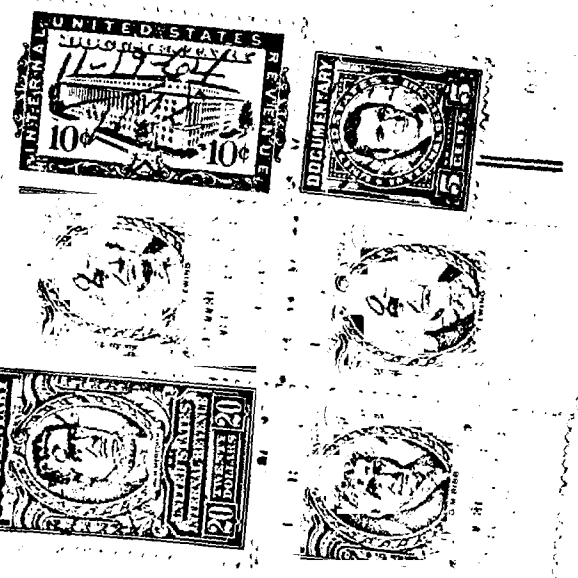
~~REGISTERS OFFICE~~
PLEASE PUT IN TENN. TITLE CO. BOX

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

592 11

Nov 20 12 10 PM '64

NOTED FOR 1.10 PAGE 443
RECORDING FEE 2.00
DEP. REG. .10



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