This instrument prepared by Richard H. Frank, Jr., 1310 Nashville Bank & Trust Building, Nashville, Tennessee 37201.

# WARRANTY DEED

BOOK 3922 PAGE 935

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Raymond Huffman et ux | same | MAP 148 |
| (NAME) | (NAME) | |
| Antioch Pike | P/O | 46 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn | | 2 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | MS |

*For and in Consideration of the sum of* TEN and NO/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations paid by Raymond Huffman and wife, Elizabeth Charlton Huffman to Martha Tyler Charlton Baker and Elizabeth Charlton Huffman, receipt of which is acknowledged.

We, Martha Tyler Charlton Baker and Elizabeth Charlton Huffman *have bargained and sold, and by these presents do transfer and convey unto the said* Raymond Huffman and wife, Elizabeth Charlton Huffman, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 2 in subdivision of part of Charlton property in Second Civil District, Davidson County, Tennessee, beginning at the northeast corner of Lot No. 1 of said plan, in center of Mill Creek Valley Pike, and running thence with line of Lot No. 1 south 49° 30 minutes west, 325 feet to stake; thence with line of Lot No. 1 south 69° 15 minutes west, 685 feet to center of Mill Creek; thence with centerline of Mill Creek north 43° 30 minutes west, 210 feet; thence north 66° 00minutes east, 685 feet to stake; thence north 49° 30 minutes east, 325 feet to center of Mill Creek Valley Pike; thence with centerline of said pike south 40° 30 minutes east, 245 feet to beginning, containing 5.33 acres, more or less, and being the same property conveyed by Dr. G. W. Charlton to G. W. Charlton, Jr., by deed dated April 27, 1936, of record in Book 999, page 221, Register's Office for Davidson County, Tennessee.

However, there is excluded from the above described property the following tracts or parcels of land which are not conveyed herein:

TRACT NO. 1 -- Being a part of Lot No. 2 of the original Charlton property subdivision lying and located in the Second Civil District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of AntiochPike, being the northwest corner of property now owned by Raymond Huffman, and wife, Elizabeth Charlton Huffman; thence south 49° west 325 feet to an iron pin; thence north 40° 30 minutes west 86.5 feet to another iron pin, the southeast corner of the Ward Middleton property; thence north 52° 05 minutes east, 325 feet to a point in the centerline of said road; thence south 40° 30 minutes east, 76.1 feet to the point of beginning, containing .6 acres, more or less.

TRACT NO. 2 -- Being a part of Lot No. 2 of the Charlton property subdivision, lying and located in the Second Civil District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Antioch Pike, being the northwest corner of property owned by Mrs. E. M. Baker and Elizabeth Charlton Huffman; thence north 40° 30 minutes west, 15 inches to another point in the centerline of said road; thence south 51° 50 minutes west, 325 feet to an iron pin, the southeast corner of the Middleton property; thence north 52° 05 minutes east, 325 feet to the point of beginning in the centerline of said road, containing .107 acres, more or less.

TRACT NO. 3 -- In the Second Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being a part of Lot No. 2 on the map of the subdivision of the Charlton property at Antioch, Tennessee, not of record, and described according to a survey made by Z. J. Wilkinson, Surveyor, April 8, 1936, as follows:

Beginning at a point in the center of the Mill Creek Valley Pike, the common corner of Lots Nos. 2 and 3, of said subdivision, said point being south 40° 30 minutes east, 771 feet, more or less, from the center of a bridge crossing Mill Creek; thence south 49° 30 minutes west, with the dividing line between Lots Nos. 2 and 3, 325 feet to a stake; thence south 40° 30 minutes east and parallel with the centerline of Mill Creek Valley Pike, 65 feet to a stake; thence north 49° 30 minutes west, 325 feet to a point in the center of the Mill Creek Valley Pike; thence north 40° 30 minutes west with the center of said Pike 65 feet to the beginning.

Being the same property conveyed by G. W. Charlton and wife, Martha T. Charlton to Ward Middleton and wife, Katherine Middleton by deed dated June 2, 1939, of record in Book 1109, page 223, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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* Raymond Huffman and wife, Elizabeth Charlton Huffman, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Raymond Huffman and wife, Elizabeth Charlton Huffman *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,* except for realty taxes for the year 1965.

*And* we, Martha Tyler Charlton Baker and Elizabeth Charlton Huffman *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Raymond Huffman and wife, Elizabeth Charlton Huffman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 9th *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martha Tyler Charlton Baker
Elizabeth Charlton Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. F. Neal, a Notary Public in and for said County and State, the within named Martha Tipler Charlton Baker and Elizabeth Charlton Huffman

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

Witness my hand and official seal at Nashville, Tennessee, this 9 day of August, 1965.

A. F. Neal, Notary Public.

Commission Expires May 8-1968

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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.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 9.00
PROBATE .50
TOTAL $ 9.50

AUG 12 1965

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

PAID AUG 12 1965 MK

# WARRANTY DEED

FROM

MARTHA T.C. BAKER et al

TO

Raymond Huffman et ux

92909

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 12 1 25 PM '65

NOTED BOOK 112 PAGE 835
RECORDING FEE 2.25
DEP. REG. _____

Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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Instrument was prepared by: