# WARRANTY DEED

BOOK 4381 PAGE 469

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stephen H. McHugh and wife, | Same | MAP 116-13 |
| Betty B. McHugh<br>5955 Post Road | (NAME) | PAR 72 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

*FOR AND IN CONSIDERATION of the sum of* ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Margaret J. Eggstein and Annie Lou Orton

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Stephen H. McHugh and wife, Betty B. McHugh, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 390 on the plan of Hillwood Estates, Section 15, as of record in book 2900, page 117, Register's Office for said County.

Said lot No. 390 fronts 180 feet on the easterly side of Post Road and extends back 227.33 feet on the northerly line and 225.76 feet on the southerly line, to a dead line, measuring 180 feet thereon.

Being the same property conveyed to Margaret J. Eggstein and Annie Lou Orton, by deed from John Boyd Scott and wife, of record in book 4142, page 664, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utilities along easterly line of premises, 15-foot easement for N.E.S. along southerly line of premises, 10-foot drainage easement across premises, 75-foot building setback line from Post Road and conditions of owners certificate as shown on plan of record in book 2900, page 117, Register's Office for Davidson County, Tennessee, and an agreement as set out in deed of record in book 3344, page 171, Register's Office for Davidson County, Tennessee, and restrictions of record in book 3344, page 171, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 19th day of November 19 69

Affiant

My commission expires: ~~November 15, 1970~~ 4/26/71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5955 Post Road (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Stephen H. McHugh and wife, Betty B. McHugh, their

*(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Stephen H. McHugh and wife, Betty B. McHugh, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 19th *day of* November, 19 69.

Margaret J Eggstein

Annie Lou Orton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* I. C. Simpkins, *a Notary Public in and for said County and State,* Margaret J. Eggstein and Annie Lou Orton

*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 and official seal at* Nashville *Tennessee, this* 19th *day of* November, *19*69.

I. C. Simpkins *Notary Public*

*Commission expires* November 15, 1970.

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* .....

**WARRANTY DEED**

FROM

Margaret J. Eggstein and

XXX

Annie Lou Orton

TO:

Stephen H. McHugh et ux

File: Union Trust Co. box

161307

IDENTIF. REFERENCE

NOV 21 2 39 PM '69

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV21 69 | CONV | 33,000.00 | | | | |
| NOV21 69 | S'TAX | | A* | 85.80 | | |
| NOV21 69 | PR'FEE | | A* | .50 | | |
| NOV21 69 | W'DEED | | A* | 3.00 | * | 89.30 |

Compliments of

Guaranty Title

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Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE