This instrument was prepared by Clyde P. Holland, attorney. Law firm of Warfield, Entrekin & Jones, 19th Floor, Third National Bank Building, Nashville, Tenn. 37219

# WARRANTY DEED

BOOK 4405 PAGE 546

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James W. Bryant, et ux | 4709 Abbay Drive, Nashville 37211 | Map. 160-4 |
| 4709 Abbay Dr. | Same | Par. 142 |
| Nash. Tenn. | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------Dollars, cash in hand paid by James W. Bryant and wife, Freida M. Bryant, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Brentview Development Company, a partnership by and between First and Mid-South Mortgage Company and N. C. Dunn, Jr.
have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Bryant and wife, Freida M. Bryant, their

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

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Sec. VII, Brentview Hills, as of record in Book 4175, page 89, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Trousdale Court, at the corner of Lots 36 and 37; thence with the line between said lots, north 199.77 feet to a concrete monument; thence along the north line of Lot 37, east 175 feet to the west margin of Trousdale Drive; thence with the margin of the same, around a slight curve, South 62.52 feet to a monument; continuing with said Drive, south 18.10 feet to a monument; continuing with the Drive, South 53.20 feet to another monument; thence around a curve, in a south-westerly direction 46.25 feet to a monument in the north margin of Trousdale Court; thence with the margin of said Court, West 129.72 feet to the point of beginning.

BEING part of the property vested in BRENTVIEW DEVELOPMENT COMPANY, by deed from Lena Collins Dillard, as of record in Book 4186, page 923;

SAID conveyance is subject to an Owner's Certificate, and notations, an 80-foot set-back line from Trousdale Court, and a 75-foot set-back line from Trousdale Drive, a 10-foot easement for public utilities and drainage across the north side line of the lot, an anchor easement 2½x25 feet at the southwest corner of the lot, and such restrictions as may be recorded applicable to the subdivision.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,950.00

Subscribed and sworn to before me, this the 12th day of March 1970

Affiant

My commission expires: November 19, 1973 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot 37 Trousdale Drive, Nashville, Tennessee
(House Number) (Street) 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

James W. Bryant and wife, Freida M. Bryant, 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 successors, heirs and representatives, to warrant and forever defend the title to said real estate to said James W. Bryant and wife, Freida M. Bryant, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of March, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AND MID-SOUTH MORTGAGE COMPANY (Partner)

By: Franklin G. Clark, President

N. C. Dunn, Jr. (Partner)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, N. C. Dunn, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 12th day of March, 1970.

Clara Dee Taft
Notary Public

Commission expires November 19, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Franklin G. Clark with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the First and Mid-South Mortgage Company, 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of March, 1970.

Clara Dee Taft
Notary Public

Commission expires November 19, 1973

MAR 23 CONV *6,950.00
MAR 23 S'TAX A* 17.94
MAR 23 PR'FEE A* .50
MAR 23 M'DEED A* 3.00 * 21.44

WARRANTY DEED

FROM

TO

A 72114

IDENTIF. REFERENCE

MAR 23 8 56 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE