Prepared by Cyril Brown, Atty
Plaza Prof. Bldg
Madison, Tennessee

WARRANTY DEED

BOOK 4424 PAGE 174

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eulia Perry, et ux (NAME:)	SAME (NAME:)	MAP 44-14 PAR 74
1313 Donelson Avenue (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00----------

TEN AND NO/100----------*DOLLARS*
and other good and valuable consideration, receipt of which is hereby acknowledged by the Grantors, we, Robert Walter Hunt, and wife Linda Perry Hunt

JUN 15 70 CONV 16,000.00
JUN 15 70 S'TAX A* 41.60
JUN 15 70 PR'FEE A* .50
JUN 15 70 W'DEED A* 4.50 * 46.60

have bargained and sold, and by these presents do transfer and convey unto the said Eulia Perry, and wife Agnes Williams Perry *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot 35 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Plan recorded 8/21/48 in Book 1424, Page 75, in Register's Office for Davidson County, Tennessee; fronting 90 feet on Donelson Avenue and containing 0.34 acres, more or less.

Being the same property conveyed to Robert Walter Hunt, and wife Linda Perry Hunt by deed of 3/7/66 from Eulia Perry, and wife Agnes Williams Perry, filed for record at 1:50 PM 4/1/66 in Book 4002, page 178, Register's Office for Davidson County.

This conveyance is made subject to:
1. Restrictive covenants of record in Book 1682, page 219, Register's Office for said County.
2. The Plan of record in Book 1424, page 75, said Register's Office shows a 30-foot setback line from Donelson Avenue, and a 10-foot easement along the rear of the lot for utilities.
3. Reservation for an easement 10-feet wide for utilities and all rights in connection with said easement, including ingress and egress over the property for servicing said easement, as shown in instrument of record in Book 1682, page 219, 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 $ 16,000.00

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

Affiant

My commission expires: 1-30-74 (Affix Seal)

Notary Public

J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

A 80513

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IDENTIF. REFERENCE

JUN 15 10 30 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( ) This is improved (X) property, known as 1313 Donelson Avenue (House Number) (Street) Old Hickory, Tennessee 37138 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 Eulia Perry, and wife Agnes Williams Perry their *heirs and assigns, forever.*

And we *do covenant with the said* Eulia Perry, and wife Agnes Williams Perry *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.*

And Robert Walter Hunt, and wife Linda Perry Hunt *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Eulia Perry, and wife Agnes Williams Perry, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 12th *day of* JUNE, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Walter Hunt

Linda Perry Hunt

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. J. BREWER, *a Notary Public in and for said County and State, the within named* Robert Walter Hunt; Linda Perry Hunt

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 OLD HICKORY, *Tennessee, this* 12th *day of* JUNE, *19* 70

D. J. Brewer, *Notary Public.*

Commission Expires 1-30-74

D. J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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*** ....., ***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.....