Ernest J. W. Brach

WARRANTY DEED

Project:	County:	Tract:
I-440-4(6)209	Davidson	246(P)

Map 118-7
Pcl Par. 12
PW

KNOW ALL MEN BY THESE PRESENTS, That I/we,

ERNEST J. W. BRACH AND WIFE, NORMA L. BRACH

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highways the land more particularly described as follows:

Being part of Lot No. 52 on the map of Berrywood Subdivision as of record in Book 1835, page 24, Register's Office Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Larmon Avenue said point being the common corner of Lots 52 and 53 of said map; thence with the common line between said lots southwesterly 199.1 feet to a point; thence south 89 degrees 40 minutes west 30 feet to a point; thence south 4 degrees 35 minutes west 320 feet to a point; thence southwesterly 136.5 feet to a point on the northerly margin of a 25 foot right of way (a part of Maryland Avenue unimproved); thence with said right of way south 89 degrees 58 minutes west 83.6 feet to a point; thence north 10 degrees 07 minutes west 310 feet to the southwest corner of Lot No. 51 on said plan; thence with the common line between Lots 51 and 52 on said plan northeasterly 446.5 to a point in the southwesterly margin of Larmon Avenue; thence southeasterly along a curved line being the southwesterly margin of Larmon Avenue 61 feet to the point of beginning and containing 2.40 acres and being part of the same property conveyed to Ernest J. W. Brach and wife, Norma L. Brach by deed from Oak Hill Homes Inc. as of record in Book 1974, page 443, Register's Office Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from, and across the same and to and from abutting lands is hereby conveyed.

The above described property is hereby acquired for highway purposes, and the lien for property taxes against the same is to be removed as provided for in Section 67-645 or Section 67-646, Tennessee Code Annotated.

The above described property is improved and is located at 2721 Larmon Avenue, Nashville, Tennessee.

This instrument was prepared by Ed Wall, 2120 Belcourt Avenue, Nashville, Tennessee.

The consideration mentioned hereinafter includes any and all damages both actual and incidental to the remainder of the property.

This conveyance is made in consideration of Thirty Eight Thousand Six Hundred And Fifty Dollars

($ 38,650.00 **) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, to the said State of Tennessee for the use and benefit of said Department of Highways of the State of Tennessee. And I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself, my/ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 10th day of September, 19 70.

Ernest J. W. Brach
Ernest J. W. Brach

Norma L. Brach
Norma L. Brach

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, JOHN C. JEFFORDS, a Notary Public in and for said County and State, the within named ERNEST J. W. BRACH AND NORMA L. BRACH

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the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at NASHVILLE, Tennessee, this 10th day of SEPTEMBER, 19 70.

JOHN C. JEFFORDS, JR. NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
July 28, 1973

---, Notary Public.

WARRANTY DEED

G- 20380

FROM

ERNEST J. W. BRACH, ET UX

TO

STATE OF TENNESSEE

Filed for record this ---day of

---, A.D., 19---, at

---o'clock---minutes---M.

---, Register.

A 89829

IDENTIF. REFERENCE

SEP 14 12 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 14 MISC A* 3.00 * 3.00