BOOK 4456 PAGE 799

THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE
Cecil Crawford, JR

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William C. Pigue, et ux (NAME) | Same (NAME) | Map. 97-4 Par. 23 |
| 3037 Jenry Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37214 (CITY) (ZONE) (STATE) | pw |

*For and in Consideration of the sum of* Five Thousand Nine Hundred Fifty and no/100 ($5,950.00) ---------- *DOLLARS*
Cash in hand paid by William C. Pigue and wife, Janie Bell Pigue the receipt of which is hereby acknowledged, T & R, Inc. a Tennessee Corporation,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* William C. Pigue and wife Janie Bell Pigue, 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. 65 on the plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Port Victoria Court said point being a common point between Lot No. 64 and Lot No. 65 on said plan; thence following the curve of Port Victoria Court northeasterly 77.0 feet to a concrete monument; thence continuing on a northeasterly curve following Port Victoria Court 36.14 feet to a concrete monument; thence continuing 38.66 feet in a northeasterly curve following Port Victoria Court to a point, said point being a common point between Lot No. 65 and Lot No. 66; thence with the common line between Lot No. 66 and Lot No. 65 southeasterly 183.59 feet to a point, said point being on the common line of Lot No. 62 and Lot No. 65; thence with the common line between Lot No. 62 and Lot No. 65 S 26° 05' W 94.15 feet to a point, said point being the common point for Lot No. 65 and Lot No. 64; thence westerly 208.85 feet to the point of beginning.

ESTELL HOOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,950.00

Subscribed and sworn to before me, this the 22 day of Dec 19 73

Affiant

My commission expires: 1/23/73 (Affix Seal)

Notary Public

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This is ~~NEW~~ unimproved ( ) ( ) property, known as Lot No. 65 Section 1-Lake Park Subdivision, Nashville, (House Number) (Street) P. O. Address: (City or Town) Tennessee

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* William C. Pigue and wife Janie Bell Pigue their *heirs and assigns, forever.*

*And* T & R, Inc. *do* es *covenant with the said* William C. Pigue and wife Janie Bell Pigue *that* T & R, Inc. *is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for taxes for the year 1970 which have been prorated and the payment of which assumed by William C. Pigue and wife, Janie Bell Pigue; and by restrictions of record in Book 4429, page 577, Register's Office for Davidson County, Tennessee; a minimum building set back from Port Victoria Court of 50 feet, and a 10 foot easement for public utilities and drainage, a 5 foot sewer easement, conditions of owner's certificate as shown on plan of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee.

*And* T & R, Inc.

~~do~~ es *further covenant and bind* its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* William C. Pigue and wife Janie Bell Pigue, *their heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 30th *day of* October, *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.*

T & R, Inc.

By: [signature]

x [signature]

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*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....., Tennessee, this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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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.....*

---

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Earl Hooper, *a Notary Public of the State and County aforesaid, personally appeared* C E Hooper & Brain Dail, *with whom I am personally acquainted, and who, upon oath, acknowledged* them selfs *to be* Pres. & Secy-Treas. *of the* D & R Inc, *the within named bargainor, a corporation, and that* I he *as such* Officers, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them selfs *as* Pres. & Secretary & Treasurer.

*Witness my hand and seal, at office in* Hermitage, Tenn.,
*this* 30 *day of* October, *19* 70.

Earl Hooper
*Notary Public*

*Commission Expires* 5/23/73.

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WARRANTY DEED

FROM

TO

A 9 5 1 8 1

IDENTIF. REFERENCE

Nov 4 1 49 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV-70 | CONV | *5,950.00 | | | | |
| NOV-70 | S'TAX | | A* | 15.34 | | |
| NOV-70 | PR'FEE | | A* | .50 | | |
| NOV-70 | W'DEED | | A* | 6.00 | * | 21.84 |