332386

BOOK 4540 PAGE 825

This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Road South
Madison, Tennessee 37115

T
IDENTIF. REFERENCE

SEP 29 1 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NAME AND ADDRESS - NEW OWNER:

Robert J. Brewington
310 Gallatin Road South
Madison, Tennessee 37115

SEND TAX STATEMENT TO:

Owner

Parcel No. W19=7100

WARRANTY DEED

THIS INDENTURE entered into between C. EARL BULLOCK, a resident of Jackson, in the County of Hinds, State of Mississippi, hereinafter called Grantor, and ROBERT J. BREWINGTON, hereinafter called Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of Five Thousand and no/100ths---------- ($ 5,000.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being part of Lot No. 5 on the Plan No. 1 of the First Division of the John Shelby Estates, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey of Ernest Medlin, Surveyor, dated November 20, 1970, revised August 11, 1971, as follows:

BEGINNING at an iron pin in the easterly margin of Cowan Street, as widened, being in the dividing line between Lots Nos. 5 and 6 on said Shelby Plan; thence with the same, south 84° 25' east 178.51 feet to an iron pin in the westerly margin of a 12 foot alley, now closed; thence with the margin of said alley, south 5° 37' west 60.0 feet to a point; thence north 84° 25' west 176.71 feet to the easterly margin of Cowan Street; thence North 3° 50' east 60.0 feet to the point of beginning.

Being part of the property conveyed to C. Earl Bullock by deed from Paul V. Harmon and wife as of record in Book 4539, page 9, said Register's Office.

The above described property is unimproved.

This conveyance is subject to recorded restrictions, easements, and setback lines applicable to said property, and to taxes for 1971 which have been prorated and assumed by Grantee.

Grantor, by execution of this instrument, hereby transfers and quitclaims unto Grantee any rights he has in and to a 12 foot alley lying to the east of the 60.0 foot tract of property above described which alley was abandoned by Ordinance # 61-173

of the City of Nashville, Davidson County, Tennessee, but the covenants of warranty otherwise contained in this deed shall not be construed as applying to the quitclaim of said interest of Grantor to said 12 foot alley, now closed.

The property herein described is conveyed subject to the covenant granted to the Grantor hereunder at the time he acquired said property, as to protection against drainage water from the property lying to the north of said described property, said covenant being more fully set forth in Grantor's original deed of record in Book 4539 page 9.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. Grantor covenants with the said Grantee, his heirs and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as herein otherwise stated.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this deed on this 27th day of September, 1971.

C. Earl Bullock

C. EARL BULLOCK, GRANTOR

STATE OF TENNESSEE SEP 29 CONV *5,000.00
SEP 29 S'TAX A* 13.00
COUNTY OF DAVIDSON SEP 29 PR'FEE A* .50
SEP 29 W'DEED A* 4.00 * 17.50

Personally appeared before me, Mrs Peggy Cardwell, a Notary Public in and for said County and State, the within named C. Earl Bullock, the 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, Tennessee, this 27th day of September, 1971.

Mrs Peggy Cardwell
NOTARY PUBLIC

My commission expires: Sept 11, 1973

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

C. Earl Bullock
AFFIANT

Sworn to and subscribed before me this 27th day of September, 1971.

Mrs Peggy Cardwell
NOTARY PUBLIC My com. expires: Sept 11, 1973