BOOK 4552 PAGE 915

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

BOBBY D. MADEWELL and wife,
JANACE H. MADEWELL

For draftsman's use

This instrument prepared by:
BAILEY, EWING, DALE & CORNER, Attys.
706 Nashville City Bank Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby D. Madewell, et ux	Kimbrough-Kavanaugh & Assoc.	6D 75002
(NAME)	(NAME)	
5128 Brucewood Drive	404 James Robertson Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B 37754

T
IDENTIF. REFERENCE

Nov 12 1 11 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 27,000.00 Shirley Hutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Nov. 19 71.

Notary Public

MY COMMISSION EXPIRES: JAN. 30, 1974

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS and other good and valuable considerations, cash in hand paid by Bobby D. Madewell and wife, Janace H. Madewell, hereinafter referred to as Grantees, to Andrew Ewing, Trustee, hereinafter referred to as Grantor, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee

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

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Lot No. 245, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 245 fronts 79.00 feet along the easterly or northeasterly side of Brucewood Drive, and runs back between lines, 157.81 feet on its northerly or northwesterly line, and 173.15 feet on its southerly or southeasterly line, to a line in the rear on which it measures 102.54 feet.

Being part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Atlas Construction Company, of record in Book 3872, page 738, Register's Office for Davidson County, Tennessee.

Said Lot No. 245 is conveyed expressly subject to the following:

1. Taxes for the year 1971, which have been prorated, and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 4393, page 383, Register's Office for Davidson County, Tennessee.
3. Said Plan of record in Book 4175, page 108, shows: (a) an Owner's Certificate; (b) a 30-foot minimum building setback line along Brucewood Drive, (c) a 10-foot drainage and public utility easement along its rear line, (d) a 2-1/2 x 25-foot utility anchor easement along its northerly or northwesterly line extending eastwardly from Brucewood Drive.

BOOK 4552 PAGE 946

WD-2

This is { unimproved ( ) / improved (X) } property, known as 5128 Brucewood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinbefore set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever., insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 11th day of November, 19 71

Andrew Ewing
Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

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 11th day of November, 19 71

Betty Poage, Notary Public.

Commission expires 8-11-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

NOV12'75 CONV 27,000.00
NOV12'75 STAX A* 70.20
NOV12'75 A* .50
NOV12'75 W'DEED A* 4.00 * 74.70

with whom I am personally acquainted and who, upon oath, acknowledged himself to be of 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