WARRANTY DEED

BOOK 4597 PAGE 492

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Ellen W. Levy	Mrs. Ellen W. Levy	
(NAME)	(NAME)	Map 130-7
3905 Trimble Road	3905 Trimble Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 105
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Seven Thousand and no/100 ($37,000.00) ----

---------- *Dollars,*

of which Twenty Thousand, Seven Hundred Forty Five and 55/100 ($20,745.55) Dollars has been paid in cash by Mrs. Ellen W. Levy, the receipt of which is hereby acknowledged; and for the remaining Sixteen Thousand, Two Hundred Fifty Four and 45/100 ($16,254.45) Dollars, Mrs. Ellen W. Levy assumes and agrees to pay this remaining unpaid principal balance due on a note executed by Richard E. Bryant and wife, Patricia R. Bryant, dated July 22, 1964, in the amount of Nineteen Thousand and no/100 ($19,000.00) Dollars, secured by a deed of trust to Walter M. Noel, Trustee, of record in Book 3796, page 201, Register's Office for Davidson County, Tennessee, we, HUGH P. HOBBS, III, and wife, YVONNE HORTON HOBBS,

have this day bargained and sold, and do hereby transfer and convey unto the said

MRS. ELLEN W. LEVY,

her *(HEIRS), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 19 on the Final Plat of Sharber's Harding Place Subdivision, not of record, and part of Brighton Avenue, shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, which said Avenue was closed by instrument of record in book 1394, page 224, said Register's Office, and described according to a survey made by Hal R. Swann, Jr., dated July 18, 1964, as follows:

Beginning at a point in the southerly margin of Trimble Road, at the corner of lots Nos. 19 and 20; thence with the line between said lots, southerly 324 feet more or less to an iron pin in a fence line; thence with said fence, westerly 120 feet, more or less to a point in the said Brighton Avenue, now closed; thence northerly and parallel to the lines of Brighton Avenue, 310.5 feet, more or less to an iron pin in the southerly margin of Trimble Road; thence with the margin of said road, north 82° 19' east 104 feet more or less to the point of beginning.

Being the same property conveyed to Hugh P. Hobbs, III, and wife, Yvonne Horton Hobbs, by deed from Hugh P. Hobbs, Jr., and wife, of record in book 4494, page 966, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of May, 1972.

Notary Public

My commission expires: Notary Public, My Commission Expires May 1, 1972 (Affix Seal)

This is improved (X) property, known as 3905 (House Number) Trimble Road (Street) Nashville, Tennessee. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Mrs. Ellen W. Levy, her

(HEIRS),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above noted, taxes for 1972 assumed by the grantee, building restrictions, easements for utilities, sanitary and storm drainage. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. Ellen W. Levy, her

(HEIRS) heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* May, *19* 72.

Hugh P Hobbs, III
Hugh P. Hobbs, III

Yvonne Horton Hobbs
Yvonne Horton Hobbs

Mail to

This instrument prepared by:
Thomas M. Evans, Attorney
Third National Bank Building
Nashville, Tennessee 37219.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Chenault, *a Notary Public in and for said County and State,* HUGH P. HOBBS, III, and wife, YVONNE HORTON HOBBS, *the within named bargainors, 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 Nashville, *Tennessee, this* 1st *day of* May, *19* 72.

My Commission Expires November 1, 1972

Mary L. Chenault *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 _____

MAY-1 CONV 37,000.00
MAY-1 TAX A* 96.20
MAY-1 PYMT A* .50
MAY-1 A* 100.00

B 57669

IDENTIF. REFERENCE

FILED MAY 1 11 30 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HUGH P. HOBBS, III, and wife,
YVONNE HORTON HOBBS

TO
MRS. ELLEN W. LEVY

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE