BOOK 4732 PAGE 31

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Pat Choate | SAME | Map 132-13 |
| (NAME) | (NAME) | |
| 939 Robertson Academy Rd | | Parcel 49 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn | | OH-09512 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ($1.00) ---------- ONE and NO/100 ---------- *Dollars,*

Cash in hand paid by PAT CHOATE and wife, DIANE C. CHOATE, hereinafter referred to as GRANTEES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, MARGUERITE B. HUGGINS, GRANTOR,

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

their ~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 31 on the Oakhill Valley Subdivisions, as of record in Book 1835, pages 15 and 16, and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the north margin of Oak Valley Lane at the corner of Lots Nos. 30 and 31; thence with the line between said lots, northerly 233.08 feet to the corner of Lots Nos. 32 and 33; thence with the line between said Lots No. 31 and 32, westerly 265 feet to the easterly margin of Oak Valley Lane; thence with the margin of the same, southerly, southeasterly, and easterly around a curve, a total distance of 346.84 feet to the point of beginning.

Being part of the same property conveyed to David S. Huggins and wife, Marguerite B. Huggins, by deed from Oak Hill Land Company, a Tennessee Corporation, as of record in Book 1850, page 223, Register's Office for said County. The said David S. Huggins having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,903.00

Subscribed and sworn to before me, this the 27th day of July 1973

Affiant

My commission expires: July 31, 1974 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved ( X ) property, known as 939 Robertson Academy Road, Nashville, Tennessee
(House Number) (Street) 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* GRANTEES, their ~~(successors)~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their ~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* twenty-seventh *day of* July, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mail

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

Marguerite B. Huggins
Marguerite B. Huggins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, a Notary Public in and for said County and State, Marguerite B. Huggins

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1973.

Sarah L. Nichols
Notary Public

Commission expires July 31, 1974

SARAH L. NICHOLS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

JUL 27 CONV 14,908.00
JUL 27 S TAX A* 38.74
JUL 27 PR FEE A* .50
JUL 27 W DEED A* 4.00 * 43.24

WARRANTY DEED

FROM

Marguerite B. Huggins

TO

Pat Choate et ux

G 1 7 1 8 2

IDENTIF. REFERENCE

JUL 27 2 37 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE