WARRANTY DEED

BOOK 4733 PAGE 678

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

FOR AND IN CONSIDERATION of the sum of ($52,500.00)

----- FIFTY TWO THOUSAND FIVE HUNDRED 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. 32 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 south margin of Robertson Academy Road at the corner of Lots Nos. 32 and 33; thence with the line between said Lots, southerly 166.56 feet to a point at the corner of Lots Nos. 30 and 31; thence with the line between Lots Nos. 31 and 32, westerly 265 feet to the easterly margin of Oak Valley Lane; thence with the margin of the same, northerly 141.56 feet to the beginning of a curve; thence around said curve northeasterly 37.27 feet to the south margin of Robertson Academy Road; thence with the margin of same, easterly 240 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 $ 52,500.00

Affiant

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

Notary Public

My commission expires: July 31 1974 (Affix Seal)

This is improved ( ) unimproved (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.

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

Marguerite B. Huggins
Marguerite B. Huggins

BOOK 4733 PAGE 679

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

NICHOLS · KELLY · 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.....

AUG-25 CONV 52,500.00
AUG-25 S'TAX A* 136.50
AUG-25 PR'FEE A* .50
AUG-25 W'DEED A* 4.00 * 141.00

WARRANTY DEED

FROM
Marguerite B. Huggins
TO
Pat Choate et ux

File under:
First American Bank

C 17968

IDENTIF. REFERENCE

AUG 2 3 53 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 250-2650
NASHVILLE, TENNESSEE

Tennessee Title Insurance Co.