| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: BOOK 4735 PAGE 902 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Robert C. Huddleston<br>Clarice L. Huddleston<br>(NAME) | Same<br>(NAME) | Map 92-10 |
| 1930 Otter Creek Road<br>(STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcels 314, |
| Nashville, Tennessee 37215<br>(CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 315, 316 and 317 |

## WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ----------
----------($10.00)---------- DOLLARS

| | | | | | |
|---|---|---|---|---|---|
| AUG 10 R | CONV | 26,500.00 | | | |
| AUG 10 R | S'TAX | | A* | 68.90 | |
| AUG 10 R | PR'FEE | | A* | .50 | |
| AUG 10 R | W'DEED | | A* | 6.00 | * 75.40 |

J. M. T. Corporation, a Tennessee Corporation,
has
~~xxx~~ bargained and sold, and by these presents do transfer and convey unto the said Robert C. Huddleston
and Clarice L. Huddleston

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, ~~xxxxxxxxxxxxxx~~ to wit:

Three tracts of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the southeast corner of the intersection of Felicia Street and 27th Ave., No.; thence along the south R.O.W. of Felicia Street N. 71° 14' E. 176.50 ft. to an iron pin on the west R.O.W. of a 16 ft. alley; thence along said R.O.W. S. 3° 51' 08" E. 167.20' to an iron pin; thence S. 80°12' 24" W. 167.70 ft. to an iron pin on east R.O.W. of 27th Ave. No.; thence along said R.O.W. along a curve having a radius of 753.70 ft. a distance of 87.55 ft. to an iron pin; thence N. 2° 59' W. 51.85 ft. to the point of beginning and containing 26,123 square feet or 0.60 of an acre. The aforestated description from a survey by George Anton, dated May 5, 1973.

Said three tracts of land are further described as follows:

TRACT NO. 1: Being part of Lot No. 4 of Block "E" in M.B. & M.S. Pilchers resubdivision, a plan of which is of record in Book 57, Page 91, Register's Office for said County. Said part of said lot is described according to the survey prepared by John M. Sullivan, County Surveyor, on September 24, 1953, as follows:

(See supplemental sheets.)

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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

Witness our hands this 2nd day of August, 19 73.

J. M. T. Corporation

By: Robert Jakes

Robert Jakes, President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4735 PAGE 903

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Peggie S. Metra, a Notary Public of the State and County aforesaid, personally appeared Robert Jakes with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the J.M.T. Corporation, the within named bargainor, a corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert Jakes as President and attesting the same by the said ~~as such~~

Witness my hand and seal, at office in Nashville, this 2 day of August, 19 73.

Peggie S. Metra Notary Public

Commission expires My Commission Expires May 23, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert Jakes
Robert Jakes, Affiant

Sworn to and subscribed before me
this 2 day of August, 19 73.

My commission expires My Commission Expires May 23, 1977 Notary Public Peggie S. Metra

This instrument was prepared by:

C. Dallas Wiseman, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, Tn. 37215
Name Address

WARRANTY DEED

FROM J.M.T. Corporation

TO Robert C. Huddleston and Clarice L. Huddleston

C 18967

IDENTIF. REFERENCE

AUG 10 9 03 AM '73
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

BEGINNING at the southwest corner of Felicia Avenue and an alley; thence along the westerly margin of said alley south 2° 15' east 167.2 feet to the N.C. & St. L. Railway right-of-way; thence along the northerly margin of said right-of-way south 71° 36' west 16.8 feet to a point; thence north 8° 46' west 100.2 feet to a point; thence north 18° 25' west 60 feet to the southerly margin of Felicia Avenue; thence along the southerly margin of Felicia Avenue 44.5 feet to the point of beginning.

TRACT NO. 2: Being parts of Lots 5, 6, and 7 of Block "E" in M.B. and M.S. Pilcher's resubdivision, a plan of which is of record in Book 57, Page 91, Register's Office for said County. Said parts of said lots are described according to the survey prepared by John M. Sullivan, County Surveyor, on September 24, 1953, as follows:

BEGINNING at the southeast corner of 27th Avenue, North and Felicia Avenue; thence along the southerly margin of Felicia Avenue north 71° 14' east 94.5 feet to a point; thence south 18° 25' east 158.6 feet to the N.C. & St. L. Railway righty-of-way; thence along the northerly margin of said right of way south 71° 35' west 132.9 feet to the easterly margin of 27th Avenue, North; thence along the easterly margin of 27th Avenue, North, north 4° 45' west 139.4 feet to the point of beginning.

Tracts 1 and 2 BEING the same property conveyed to JMT Corporation, by deed from Robert Jakes et ux, Jewel Jakes, of record in Book 4488, page 166, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Being the west 37-1/2 feet of Lot No. 4 in Block "E" of M.B. & M.S. Pilcher's resubdivision of the Plan of Lands as recorded in Plan Book 1, page 68, Chancery Court as of record in Book 57, page 91, Register's Office for said County.

Said west 37-1/2 feet of Lot No. 4 fronts 37-1/2 feet on Benson, now Felicia Avenue and extends back to the N.C. & St. L. Railway right-of-way in the rear, 18 feet of the tract originally purchased having been sold to the N.C. & St. L. Railway Co., the west line being the dividing line between lots Nos. 4 and 5 and the east line beginning at a point on Felicia Avenue 37-1/2 feet east of the corner of Lot No. 5 and extending back to said N.C. & St. L. Railway right-of-way and measuring 25 feet, more or less, in the rear. Said part of Lot No. 4 has a frontage on Felicia Avenue of 37-1/2 feet.

BEING the same property conveyed to J.M.T. Corporation, by deed from Jakes Foundry Company, of record in Book 4729, page 661, Register's Office for Davidson County, Tennessee. This is improved property known as 2611 Felicia Avenue, Nashville, Tennessee 37209.