BOOK 4775 PAGE 403

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Deal, et ux	Same	Map 60-2
(NAME)	(NAME)	
939 Trinity Lane		Parcel 258
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M.C.
Nashville, Tenn. 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO THOUSAND, FIVE HUNDRED AND NO/100 ---------- ($52,500.00)---------- *Dollars,*

cash, receipt of which is hereby acknowledged,

I, Roscoe W. Hunter, Executor, with full power to sell, transfer and and convey without the joinder of any beneficiaries under the will of Bessie Hutton Hunter, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said John Deal and wife, Evelyn S. Deal, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly part of Lot No. 6 on the Map of Bransford Realty Company's Subdivision of the Frank Brown Place as of record in Book 547, page 126, Register's Office for said County, and as particularly shown by an unrecorded survey of said northerly part of Lot No. 6 made by George W. Watkins, Surveyor, as of June 8, 1950, and more particularly described as follows:

BEGINNING at a point in the northerly margin of the New Ewing Creek Road where it is intersected by the common boundary line between Lot 6 and Lot 7 of the Frank Brown Place Subdivision, and which point is designated by an iron pin; thence northerly 1° east 610 feet to the center of Ewing Creek; thence westwardly and with the meanders of said Ewing Creek some 240', plus or minus, to a point in the center of said Ewing Creek and said point being the northwest corner of Lot 6 and the northeast corner of Lot 5 in said Frank Brown Place Subdivision; thence due South 665' to an iron pin in the northerly margin of the New Ewing Creek Road, the same being the point where the common boundary lines of Lot 6 and Lot 5 intersect the new Ewing Creek Road; thence southerly 88° 30' east 222' along the northerly margin of the New Ewing Creek Road to the point of beginning, and containing 3.2 acres and excepting therefrom such easements for a right of way which may exist for the use

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 19th day of December 19 73

Notary Public

My commission expires Nov. 6th, 1976
(Affix Seal)

This is improved ( ) unimproved property, known as 369, 370 B&C, 371 Ewing Lane, 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 John Deal and wife, Evelyn S. Deal 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,* except as of record.

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

Witness my *hand this* 19th *day of* December, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe W. Hunter Executor

Roscoe W. Hunter, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Billy H. Howell, *a Notary Public in and for said County and State,* Roscoe W. Hunter, Executor, with full power to sell, transfer and convey without the joinder of any beneficiaries under the will of Bessie Hutton Hunter, deceased, *the within named 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* 19th *day of* December, *19* 73

Billy H. Howell *Notary Public*

Commission expires November 6th, 1976

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 .....

of and pertaining to the Old Ewing Creek Road which runs from East to West a distance of approximately 228' across the northerly end of said Lot No. 6.

Being part of the property conveyed to the children of Bessie Hutton Hunter, deceased, by will of record in Will Book 107, page 456, Probate Court for Davidson County, Tennessee; said will vesting in Roscoe W. Hunter, Executor, the power to sell, transfer and convey any and all property of Bessie Hutton Hunter, deceased, without the joinder of any beneficiaries.

DEC26'73	CONV	52,500.00		
DEC26'73	STAX		A* 136.50	
DEC26'73	PR FEE		A* .50	
DEC26'73	W DEED		A* 4.00	* 141.00

WARRANTY DEED

FROM

Roscoe W. Hunter, Executor

TO

John Deal, et ux

C 3 6 3 2 3

IDENTIF. REFERENCE

DEC 26 10 38 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Mail to: John Deal
939 Trinity Lane
Nashville, Tennessee 37207