mail to

This instrument prepared by:
Schulman, McCarley, Hollins and Pridg
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4830 PAGE 822

Address New Owner(s) as Follows:
Burchard W. Pogue
308 Huntington Ridge Drive
Nashville, Tennessee 37211

Send Tax Bills To:
Guaranty Mortgage Co.
1st American Center
Nashville, Tenn.
37238

Map Parcel Numbers
161-11-A
157

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Huntington Ridge Townhouse Development Corp., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said Burchard W. Pogue, Florence A. Pogue, Michael B. Pogue, Tenants by the Entirety, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 157 on the plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING part of the same property conveyed to Huntington Ridge Townhouse Development Corp. by deed from Murff Development Co., as of record in Book 4529, page 827, and by deed of correction of record in Book 4717, page 754, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Huntington Ridge Drive Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said Burchard W. Pogue, Florence, A. Pogue, Michael B. Pogue, Tenants by the Entirety, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00. Subscribed and sworn to before me this the 3rd day of June, 1974.

Lee Landyss Sanders
Affiant

HELEN D. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Commission Expires: May 25 1975 Notary Public Helen D. Scott

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, 1974 Taxes, which are to be prorated and assumed by Grantee, and owners certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Burchard W. Pogue, Florence A. Pogue, Michael B. Pogue, Tenants by the Entirety, their heirs and assigns, forever.

Witness our hand this 5th day of June, 1974.

HUNGTINGTON RIDGE TOWNHOUSE DEVELOPMENT CORP.

By: Lee Lonchyna Sanders
Sales Manager

GRANTEE(S):

Burchard W. Pogue
Burchard W. Pogue

Florence A. Pogue
Florence A. Pogue

Michael B. Pogue
Michael B. Pogue

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, Burchard W. Pogue, Florence A. Pogue, Michael B. Pogue, Tenants by the Entirety, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville Tennessee, this 5th day of June, 1974.

Commission Expires: May 25 1975 Notary Public: Helen D. Scott

HELEN D. SCOTT * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4830 PAGE 824

Before me, Helen D. Scott, a Notary Public in and for the County and State aforesaid, personally appeared Lee Landyss Sanders, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Sales Manager of the Huntington Ridge Townhouse Development Corp., the within named bargainor, a corporation, and that he as such Sales Manager, being authorized so to do, executed the foregiong instrument for the purpose contained therein, by signing the name of the corporation by himself as such Sales Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of June, 1974.

Commission Expires: May 25, 1975 Notary Public: Helen D. Scott

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

C 6 1 4 2 0

IDENTIF. REFERENCE

JUL 2 11 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-2	CONV	35,000.00	A*	91.00	
JUL-2 S'TAX			A*	.50	
JUL-2 PR'FEE			A*	6.00	* 97.50
JUL-2	W'DEED				