FORM NO. WD-1

BOOK 4859 PAGE 829

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Richard Huddleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October 1974

Jerry Butler
Notary Public

MY COMMISSION EXPIRES: 5-2-77
(AFFIX SEAL)

JERRY BUTLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

mail

THIS INSTRUMENT WAS PREPARED BY
Action Realty 1606 Murfreesboro Road Nashville, Tennessee.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Huddleston (NAME)	Richard W. Huddleston (NAME)	21W-7665
2307 St. Bernhard Avenue (STREET ADDRESS OR ROUTE NUMBER)	2307 St. Bernard Avenue (STREET ADDRESS)	Map 104-11
Nashville, Tennessee. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 345

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Viola Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Huddleston and wife, Nancy J. Huddleston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 and the westerly 20 feet of Lot No. 29 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said lot and part of said lot adjoin and front together 70 feet on the southerly side of St. Bernard Avenue and extends back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Viola Jenkins by deed from William Buford Bates, unmarried of record in Book 4365, page 197, Register's Office for said County.

This conveyance is made subject to the plan of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2307 St. Bernard Avenue, Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 14 day of October, 1974

Viola Jenkins

BOOK 4859 PAGE 830

STATE OF TENNESSEE
Davidson County

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

the 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 14 day of October 1974

Commission expires 5-2-77

Jerry Butler
Notary Public

JERRY BUTLER - NOTARY PUBLIC - DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

C 7 4 7 6 2

WARRANTY DEED

FROM
Viola Jenkins

TO
Richard W1 Huddleston et ux

IDENTIF. REFERENCE

OCT 15 11 14 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 15 74	CONV	13,500.00			
OCT 15 74 S'TAX			A*	35.10	
OCT 15 74 PR'FEE			A*	.50	
OCT 15 74	W'DEED		A*	4.00	* 39.60