"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 4861 PAGE 291

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Edwin A. Huston	Same	
(NAME:)	(NAME:)	
4439 East Brookfield Drive		Map 130-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		Par. 40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Josephine Andrews Sykes, a widow,

OCT 16 77 CONV 75,000.00
OCT 16 77 S'TAX A* 195.00
OCT 16 77 PR'FEE A* .50
OCT 16 77 W'DEED A* 6.00 * 201.50

have bargained and sold, and by these presents do transfer and convey unto the said Edwin A. Huston and wife, Jane N. Huston, 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. 12 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for said county.

SAID Lot No. 12 fronts 180 feet on the westerly side of Brookfield Drive and runs back 299.7 feet on the northerly line and 318.8 feet on the southerly line, to a dead line on which they measure 137.7 feet.

BEING the same property conveyed to Josephine Andrews Sykes, a widow, by deed from B. E. Woodard, Trustee, of record in Book 1641, page 145, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 15th day of Oct., 1974

Affiant

My commission expires 11/12/75

(Affix Seal)

Notary Public

GEORGE ... DAVIDSON COUNTY, TENN.

Said real property is sold and conveyed subject to the following:

1. Real property taxes - state and county and City of Belle Meade - for the year 1974, which have been prorated.
2. Restrictive Covenant contained in the deed of record in Book 1641, page 145, Register's Office for Davidson County, Tennessee.
3. Conditions of the Owner's Certificate, 100 foot minimum building setback line from Brookfield Drive, and 10 foot easement for public utility purposes along the rear line of said lot, all as shown on the Plan of record in Book 1130, page 87, said Register's Office.

unimproved ( ) This is improved (X) property, known as 4439 East Brookfield Drive, (House Number) (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin A. Huston and wife, Jane N. Huston, their *heirs and assigns, forever.*

And I *do covenant with the said* Edwin A. Huston and wife, Jane N. Huston, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edwin A. Huston and wife, Jane N. Huston, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* October, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Josephine Andrews Sykes
JOSEPHINE ANDREWS SYKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy W. Pickens, a Notary Public in and for said County and State, the within named Josephine Andrews Sykes

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 1st day of October, 1974.

Dorothy W. Pickens, Notary Public

Commission Expires 11/12/75

DOROTHY W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN. 1974 OCT 16 11 AM

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Before me.....c....., 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.....