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WARRANTY DEED

FROM:

ANDREW EWING, TRUSTEE

TO:

M. B. DEFORD, JR. AND WIFE,
HARRIETT RAINS DEFORD

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER AS FOLLOWS: Mr. & Mrs. M. B. Deford, Jr.
676 A. Huntington Ridge Dr. -
Nashville, Tenn

SEND TAX BILLS TO: Same

MAP-PARCEL NOS.: 161-6 112

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00) cash in hand paid by M. B. Deford, Jr. and wife, Harriett Rains Deford, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by that deed of Hallmark Construction Company, of record in Book 3872, page 744, Register's Office, Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said M. B. DEFORD, JR. and wife, HARRIETT RAINS DEFORD, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Reserved Parcel A, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office, Davidson County, Tennessee. Said Reserved Parcel A fronts 66.61 feet on the northerly side of Tobylynn Drive, measures 134.45 feet along its common boundary with Lot No. 153, as shown on said Plan, and 149.07 feet along its easterly line; and being a part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Hallmark Construction Company, of record in Book 3872, page 744, said Register's Office.

The said Reserved Parcel A is conveyed expressly subject to:

1. Taxes for the year 1974, which the grantees, by acceptance of this conveyance, expressly assume and agree to pay;

2. Restrictive covenants of record in Book 4393, page 383, Register's Office, Davidson County, Tennessee.

3. A 10 foot utility and drainage easement along its common boundary with Lot No. 153.

This is unimproved (X) improved ( ) property known as Tobylynn Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. B. Deford, Jr. and wife, Harriett Rains Deford 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 hereinabove set forth.

Witness my hand this 21st day of October, 1974.

Andrew Ewing, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $1,000.00.

Mrs. Harriett Rains DeFord
Affiant

Subscribed and sworn to before me, this the 4th day of ~~October~~ November, 1974.

W. Williams
Notary Public

My ~~Commission Expires~~: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Y. Brewer, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the 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 4th day of October, 1974.

Barbara Y. Brewer
Notary Public

My Commission Expires: 4-27-76

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 77007

IDENTIF. REFERENCE

Nov 4 12 30 PM '74

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

NOV-4-74	CONV	*1,000.00			
NOV-4-74	S'TAX		A*	2.60	
NOV-4-74	PR'FEE		A*	.50	
NOV-4-74	W'DEED		A*	4.00	* 7.10