Mail

This instrument prepared by
J. K. WOODARD, Attorney at law
223 [illegible]
MADISON, TENNESSEE 37115

BOOK 4878 PAGE 862

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas F. Brown | same | Map 44 |
| (NAME) | (NAME) | P/o 113 |
| 55A McCool Rd. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
**Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,**

We, Walter Harbuck, Jr. and wife, Mary E. Harbuck,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
Thomas F. Brown

his *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A tract of land located on McCool Road in the 13th Civil District approximately 3 miles North of Bordeaux, described in a survey made by Stephen A. Draper, Surveying Service, to-wit:

Beginning at a point at an iron pin in the center of McCool Road (Blacktop) which is 1,570.5 feet Northeast of the margin of Eaton's Creek Road; thence North 21° 30' West 739 feet to a point and iron pin; thence North 68° 40' East 120 feet to a point in the fence and an iron pin; thence South 21° 30' East 718 feet running with said woven wire fence and property line to a point and iron pin in the center of McCool Road; thence South 57° West 128.5 feet with the center line of McCool Road to a point of beginning and containing 2 acres, more or less.

Being the same property conveyed to Walter Harbuck, Jr. and wife, Mary L. Harbuck, by deed from Robert Lewis and wife, Pearl Lewis, of record in Book 3929, page 845, Register's Office for Davidson County, Tennessee, said Walter Harbuck, Jr. having since remarried.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6000

Subscribed and sworn to before me, this the 31st day of December 1974

Affiant Thomas F. Brown

My commission expires: Nov. 12, 1975 (Affix Seal)

Notary Public J. K. Woodard

This is unimproved ( ) improved ( ) property, known as 55A McCool Road, 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*
Grantee
his *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Grantee
his
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 31st *day of* December, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Harbuck, Jr.
WALTER HARBUCK, JR.

Mary E. Harbuck
MARY E. HARBUCK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Walter Harbuck, Jr. and Mary L. Harbuck

*the within named bargainor* S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, Tennessee, *this* 31st *day of* Dec., *19*74

*Commission expires* Nov. 12, 1975

J. K. Woodall
*Notary Public*

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* .....

| | | | | | |
|---|---|---|---|---|---|
| JAN-2 75 | CONV | *6,000.00 | | | |
| JAN-2 75 | S'TAX | | A* | 15.60 | |
| JAN-2 75 | PR'FEE | | A* | .50 | |
| JAN-2 75 | W'DEED | | A* | 4.00 | * 20.10 |

WARRANTY DEED

FROM
Walter Harbuck, Jr. et ux

TO
Thomas F. Brown

C 8 3 1 3 7

IDENTIF. REFERENCE

JAN 2 1 01 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115