Mail to

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COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

Elmer R. Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 75.

Notary Public

MY COMMISSION EXPIRES: Nov 10 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer R. Huggins (NAME)	New Owner (NAME)	Map 120-2
1311 Kermit Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 36
Nashville Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DA-57190

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, Elmer R. Huggins, Valna Goodwin, and Wayne Huggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmer R. Huggins, unmarried

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. 223 on the Map of Miro Meadows Subdivision of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 223 fronts 65 feet on the South side of Kermit Drive and runs back between lines, 170 feet on the East line and 163.9 feet on the West line to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Elmer R. Huggins, Valna Goodwin, and Wayne Huggins as the sole surviving heirs at law of Mrs. Bertha M. Huggins, a widow, who acquired title by deed from Joe T. Ward and wife, Peggy C. Ward, of record in Book 3813 , Page 652, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 1710, Page 183, said Register's Office, and to the Plan of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee. This instrument is also made subject to all applicable local government planning and zoning regulations.

This is { } unimproved { X } improved property, known as 1311 Kermit Drive (House Number) (Street) Nashville, Tennessee (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 our hand s this 16th day of June, 19 75

Elmer R. Huggins, Valna Goodwin

Wayne Huggins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer R. Huggins, Valna Goodwin, and Wayne Huggins

the 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 Nashville, Tennessee, this 19th day of June 19 75

Commission expires Nov. 12, 1975

Faustina F. Templeton
Notary Public

STATE OF TENNESSEE
Davidson County

JUN 23 75 CONV 11,500.00
JUN 23 75 S'TAX A* 29.90
JUN 23 75 PA'FEE A* .50
JUN 23 75 RCDED A* 4.00 * 34.40

Before me, Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Elmer R. Huggins, et al

TO
Elmer R. Huggins, unmarried

D 03857

IDENTIF. REFERENCE

JUN 23 9 24 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.