Mail to:Nixon-Kent Rlty.Co.,Inc.,2535 Franklin Rd., Nashville, Tennessee 37204

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

E. W. Hackney, Trustee

TO

John Frederick Brundgage and wife,
Judy Molen Brundgage

For draftsman's use

This instrument was prepared by
Jno. S. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 4943 PAGE 993

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Frederick Brundgage (NAME)	Guaranty Mortgage Company (NAME)	6D-20655
304 Milner Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	147-3 Par 10
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	

D 12213

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 21 9 54 AM '75

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,500.00 John Frederick Brundgage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1975.

Ina N. Kent
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 8, 1975

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

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, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by George M. Key and wife, to Herschel Greer, Trustee, of record in Book 3383, page 405, said Register's Office, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

I, E. W. Hackney, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said

John Frederick Brundgage and wife, Judy Molen Brundgage

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. 66 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for said County, as follows:

Said Lot No. 66 fronts 88 feet on the northerly side of Milner Court and runs back 147.28 feet on the westerly line and 172.77 feet on the easterly line to a broken line measuring 92.65 feet thereon.

Being the same property conveyed to E. W. Hackney, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber, without the joinder of any beneficiary, by deed from George M. Key and wife, Betty W. Key, of record in Book 4792, page 557, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3072, page 429, said Register's Office; and the Plan of record in Book 2900, page 91, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

The 1975 taxes have been prorated and assumed by the Grantees.

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This is {unimproved / improved (X)} property, known as 304 Milner Court (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Frederick Brundage and wife, Judy Molen Brundage their heirs and assigns, forever.

And we do covenant with the said John Frederick Brundage and wife, Judy Molen Brundage 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., except as set out herein.

And I. E. W. Hackney, Trustee

do further covenant and bind myself, my successors ~~XXXXX~~ and representatives, to warrant and forever defend the title to the said land to the said John Frederick Brundage and wife, Judy Molen Brundage, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of August, 19 75

E. W. Hackney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. W. Hackney, 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 18th day of August, 19 75

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ina M. Kent, Notary Public.

Commission expires My Commission Expires Nov. 8, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG21'75 CONV 33,500.00
AUG21'75 S'TAX A* 87.10
AUG21'75 PR'FEE A* .50
AUG21'75 W'DEED A* 4.00 * 91.60

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 .....