Prepared by Richard Clark atty
5113 Nashville Pk
Madison Tenn.

BOOK 4949 PAGE 195

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip M. Huddleston	Same	Map 181
(NAME)	(NAME)	& Par. 71
Pettus Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Davidson, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand and no/100----------
($10,000.00) *Dollars,*

Cash in hand paid.

Emma K. Batson

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip M. Huddleston and wife Nancy D. Huddleston and their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Tract No. 8 on the unrecorded Plat of the Dotson Batson Property in the 5th Civil District of said County, made byStanford & Associates, dated June 27, 1974, described as follows:

Beginning at a point in the southerly margin of Pettus Road at the common corner of Tract 7 and 8; thence with the southerly margin of Petus Road, easterly 150 feet to a point; thence South 3° 20' 56" West 979.68 feet to a point; thence North 85° 43' 34" West, 150.02 feet to a point; thence North 3° 20' 56" East 975.67 feet to the point of beginning, containing 3.36 acres, more or less.

Being part of same property conveyed to Emma K. Batson, by deed from Melus Rhodes Dickinson, of record in Book 3641, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions:
No Trailer House, Mobile Home or "move on" House will be built or permitted.
No basement will be used as a residence until the residence is built thereon.
No residence will be built with less than 1400 square feet of floor space.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 5 day of September 19 75

Affiant Phillip M Huddleston

My commission expires: 10/31/78 (Affix Seal)

Notary Public Richard K. Clark

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved (X) improved ( ) property, known as Pettus Road, (House Number) Antioch, (Street) Tennessee (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 Phillip M. Huddleston and wife, Nancy D. Huddleston and thier

(successors), heirs and assigns forever. We *covenant that* We *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 Our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip M. Huddleston and wife, Nancy D. Huddleston and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness My *hand* S *this* 6 *day of* September, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emma K Batson

Melus Rhodes Dickinson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard K. Clark, a Notary Public in and for said County and State, Emma K. Batson ~~Batson~~ Batson

the within named 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 6th day of September, 19 75.

Commission expires 10/31/78 Richard K. Clark, 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.....

WARRANTY DEED

FROM Emma K Batson

TO Chicago Title Ins. Co.

SEP-9 75 CONV 10,000.00
SEP-9 75 S'TAX A* 26.00
SEP-9 75 PR'FEE A* .50
SEP-9 75 W'DEED A* 4.00 * 30.50

D 14761

IDENTIF. REFERENCE

SEP 9 9 48 AM '75

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238