BOOK 4985 PAGE 228 FORM NO. WD-1

PREPARED BY:
BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,279.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 19 75

Notary Public

MY COMMISSION EXPIRES: 2-9-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Lefkovits et ux	First Investment Co.,	83 - 13
(NAME)	(NAME)	
504 Village Court		362
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Columbus, Ohio	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Claude A. Huddleston and wife, Maggie H. Huddleston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Lefkovits and wife, Maggie Lefkovits

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. 13 on the Map of Shelby Village, No. one, as of record in Book 1835, page 63 Register's Office for said County.

SAID Lot No. 13 fronts 52 feet on the west side of Village Court and extends back 142.1 feet on the north line and 135.1 feet on the south line to a dead line in the rear, measuring 96.3 feet thereon.

BEING the same property conveyed to Claude A. Huddleston and wife, Maggie H. Huddleston by deed from Robert S. Duke Jr., and wife, Phyllis Virginia Duke, of record in Book 4544, page 370, Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay a mortgage to First Investment Company secured by a deed of trust on the herein described real property and recorded in Book 3945, page 33, Register's Office for Davidson County, Tennesse.

This is (unimproved ( ) improved (XX)) property, known as 504 Village Court, Nashville, Tennessee
(House Number) (Street) (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 31 day of December, 19 75

Claude A. Huddleston

Maggie H. Huddleston

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 Claude A. Huddleston and wife, Maggie H. Huddleston

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 31 day of December 19 75

Commission expires 5-23-77

A. Braden Floyd
Notary Public

STATE OF TENNESSEE
Davidson County

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

CLAUDE A. HUDDLESTON, ET UX

TO

ROBERT B. LEFKOVITS, ETUX

D 30744

IDENTIF. REFERENCE

JAN 5 11 52 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

File:

A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-5 76	CONV	13,279.07			
JAN-5 76	S'TAX		B*	34.58	
JAN-5 76	PR'FEE		B*	.50	
JAN-5 76	W'DEED		B*	4.00	* 39.08