5012 - 406

BOOK 5012 PAGE 406

FORM NO. WD-1

STATE OF TENNESSEE,
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,535

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 1976

[signature]
Notary Public

MY COMMISSION EXPIRES: 1-27-78

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

THIS INSTRUMENT WAS PREPARED BY
Thomas Noel Phillips, Attorney, 811 American Trust, Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Huddleston & wife (NAME)	Lomas & Nettleton Co. (NAME)	Map 91-5
1606 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 199
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Virginia Beach Virginia 23451 (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, Otto Smith and wife Martelia Smith, deceased U.S.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Huddleston and wife Nancy Huddleston, ~~Deceased~~

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:

Being Lot No. 1 on the Plan of the Re-Subdivision of Lot No. 3, West Nashville Annex, as of record in Book 4175, Page 112, Register's Office for said County, described as follows: BEGINNING at a point in the northwesterly margin of James Avenue at the common corner of Lots Nos. 1 and 20; thence with the margin of said Avenue southwesterly 88 feet to a point in the beginning of a curve; thence around said curve northwesterly and northerly 120.02 feet to a point in the easterly margin of 23rd Street; thence with the same, northerly 50.29 feet to the common front corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 64.86 feet to the common rear corner of lots Nos. 1 and 20; thence with the line between said lots, southerly 80 feet to the point of beginning.

Being a portion of the property conveyed to Otto Smith and Martelia Smith by deed from Creekmore Construction Inc., dated August 7, 1971 filed for record in the Registers Office for Davidson County, Tennessee in Book 4528, Page 851, on August 13, 1971.

This conveyance is made subject to restrictions of record in Book 4395, Page 720, Register's Office for Davidson County, Tennessee, and to the recorded plan which shows certain easements and set-back lines.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4528, Page 853, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 661 James Avenue Nashville, TN 37209
(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 my hand this 2nd day of April, 1976

X [signature]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas Noel Phillips, a Notary Public in and for said County and State, the within named grantors, Otto Smith ~~and Martelia Smith~~.

the bargainor___, 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 2nd day of April 19 76.

Commission expires 1/29/80

Thomas Noel Phillips
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Otto Smith and wife,
Martelia Smith

TO
Richard Huddleston and wife
Nancy Huddleston

Thomas Noel Phillips
811 American Trust Bldg.
Nashville, TN 37201

D 43281

IDENTIF. REFERENCE

APR 5 2 42 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5%	CONV	18,535.00			
APR-5% S'TAX			B*	48.10	
APR-5% PR'FEE			B*	.50	
APR-5%	W'DEED		B*	4.00	* 52.60