BOOK 5030 PAGE 554

THIS INSTRUMENT PREPARED BY
Thompson, Lieberman, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin V. Hussung, Jr. and wife, Raleigh M. Hussung	The Lomas & Nettleton Co.	Map 130-18
4325 Wallace Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (NAME)	Parcel 65
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Ba. Beach, Va. 23451 (STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,*
cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 3953, page 555, Register's Office of Davidson County.

We, John C. Boden and wife, Carol M. Boden

have this day bargained and sold, and do hereby transfer and convey unto the said Melvin V. Hussung, Jr. and wife, Raleigh M. Hussung, their

~~successors~~, *heirs and assigns,*

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

Being Lot No. 51 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 131 feet on the westerly side of Wallace Lane and runs back between parallel lines 305.5 feet to a dead line in the rear measuring 131 feet thereon.

Being the same property conveyed to John C. Boden and wife, Carol M. Boden, by deed from Carmen E. Ramsey, of record in Book 3953, page 553, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by the Grantees.
(2) Ten-foot easement for public utilities and 85-foot building setback line from Wallace Lane, and conditions of owner's certificate, as shown on plan of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.
(3) Said setback lines were amended by instrument of record in Book 2099, page 581, Register's Office for Davidson County, to read 85 feet rather than 100 feet.

*(cont)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $53,950.00

Subscribed and sworn to before me, this the 27th day of May, 19 76

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ennis

This is improved (X) unimproved ( ) property, known as 4325 Wallace Lane, Nashville, Tennessee (House Number) (Street) 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 Melvin V. Hussung, Jr. and wife, Raleigh M. Hussung, their

~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as above stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Melvin V. Hussung, Jr. and wife, Raleigh M. Hussung, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* May, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Boden
John C. Boden

Carol M. Boden
Carol M. Boden

BOOK 5030 PAGE 555

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, John C. Boden and wife, Carol M. Boden

the within named 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, Davidson County Tennessee this 27th day of May, 19 76

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

*(cont.)
(4) Restrictive covenants of record in Book 2092, page 410 and amended by instrument of record in Book 2097, page 93.
(5) Deed of Trust of record in Book 3953, page 555, Register's Office of Davidson County, Tennessee.

JUN-1 76	CONV	53,950.00			
JUN-1 76	S'TAX		B*	140.14	
JUN-1 76	PR'FEE		B*	.50	
JUN-1 76	W'DEED		B*	4.00	* 144.64

WARRANTY DEED

FROM
John C. Boden and wife,
Carol M. Boden

TO
Melvin V. Hussung, Jr.

and wife, Raleigh M. Hussung

D 51564

IDENTIF. REFERENCE

JUN 1 12 46 PM '76

FEE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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