BOOK 5030 PAGE 595

MAIL:

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Branton	Same	Map 162-3
(NAME): 2601 Hillsboro Rd Franklin 37212	(NAME):	Par. 237
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee	(STREET ADDRESS): Same	Map 148-14 Par. 142
(CITY) (P. O. ZONE) (STATE)	(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 considerations, the receipt of which is hereby acknowledged,

SHUFELD COMPANY, a Tennessee corporation, has does *bargained and sold, and by these presents do transfer and convey unto the said* JOHN E. BRANTON, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Being Lot No. 276 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 75.0 feet on the westerly side of Olivia Drive and runs back 185.3 feet on the southerly line and 167.7 feet on the northerly line to a dead line in the rear on which it measures 77.1 feet.

Being part of the same property conveyed to Shufeld Company by deed from Hobart Luker and wife, Lottie E. Luker, of record in Book 3166, page 41, Register's Office for Davidson County, Tennessee.

The conveyance of this lot is made subject to restrictive covenants of record in Book 4451, page 944, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot setback line from Olivia Drive, a drainage and utility easement on the northerly and westerly lines and on the northeast corner of said lot, as shown on plan of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7600.00

Affiant

Subscribed and sworn to before me, this the 21st day of May June 19 76

Andrew W. Ragsdale, Jr.
Notary Public

My commission expires: Attest

(Affix Seal)

TRACT NO. 2: Being Lot No. 213-A on the Plan of the Re-Subdivision of Reserved Parcels B and C of Colewood Acres, Section 3, of record in Book 4955, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 213-A fronts 76.0 feet on the westerly margin of Colemont Court and runs back 173.07 feet on the southerly line and 93.98 feet on the northerly line to a dead line in the rear on which it measures 116.25 feet.

Being part of the same property conveyed to Shufeld Company by deed from Frank M. Cathey and wife, Frances Cathey, of record in Book 4194, page 449, Register's Office for Davidson County, Tennessee.

The conveyance of this lot is made subject to restrictive covenants of record in Book 4295, page 696, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot setback line from Colemont Court, a 10-foot public utilities and drainage easement along the southerly and westerly lines as shown on plan of record in Book 4955, page 6, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Olivia Drive & Colemont Court, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

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 E. BRANTON, his ..... *heirs and assigns, forever.*

And it ~~xx~~ does *covenant with the said* John E. Branton ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by restrictive covenants, owner's certificates, setback lines and easements as hereinabove set forth, and taxes for the year 1976, subject to which this conveyance is executed.

And Shufeld Company, a Tennessee corporation, ~~xx~~ does *further covenant and bind* itself, its successors ~~xxxx~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* John E. Branton, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21st *day of* May, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SHUFELD COMPANY

By: Al Feldman

Al Feldman, Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

IDENTIF. REFERENCE

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

JUN 1 1 10 PM '76

FEL... ...EGISTER
DAVIDSON COUNTY, TENN.

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *Tennessee, this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

JUN-1 76 CONV *7,600.00
JUN-1 76 S'TAX B* 19.76
JUN-1 76 PR'FEE B* .50
JUN-1 76 W'DEED B* 6.00 * 26.26

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Annie Gleaves, *a Notary Public of the State and County aforesaid, personally appeared* Al Feldman, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Shufeld Company, *the within named bargainor, a corporation, and that* he *as such* Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 21st *day of* May, *19* 76

Annie Gleaves
Notary Public

Commission Expires 5-2-77

NOTARY PUBLIC