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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,600.00

Eunice Brusseau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 76.

Notary Public

~~MY COMMISSION EXPIRES~~:

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Owen Brusseau (NAME)	Robert Owen Brusseau (NAME)	94-B
247 Hickorydale Dr. (STREET ADDRESS OR ROUTE NUMBER)	868-7300 (STREET ADDRESS)	1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, James E. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Owen Brusseau and wife, Eunice Laura Brusseau

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. 59 on the Plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

Said Lot No. 59 fronts 148 feet on the northeasterly side of Hickorydale Drive and runs back between lines 286.8 feet on the southeasterly side and 329.8 feet on the northwesterly side to a line in the rear, measuring 154.7 feet thereon.

Being part of the same property conveyed to James E. Adams, by deed from C. C. Adams, et al, of record in Book 3829, page 12, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2994, page 126, said Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2900, pages 51 and 52, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Hickorydale Drive, a 10 foot easement for public utility purposes along the rear line of said lot, a T.V.A Transmission line crossing the northerly rear and southeasterly front parts of the lot and a utility anchor easement located on both the southeast and southwest corners of said lot.

This is unimproved (X) improved ( ) property, known as Hickorydale Drive 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 my hand this 5th day of May, 19 76

James E Adams

RECORDED

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Adams

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 1976

Commission expires 4-28-79

Roger [illegible]
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
James E. Adams

TO
Robert Owen Brusseau and wife,
Eunice Laura Brusseau

D 52225

IDENTIF. REFERENCE

JUN 4 2 08 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-476	CONV	66,000.00			
JUN-476	S'TAX		B*	17.16	
JUN-476	PR'FEE		B*	.50	
JUN-476	W'DEED		B*	4.00	* 21.66

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