This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5049 PAGE 170

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wallace B. Hunter et al (NAME) | Kimbrough-Kavanaugh Company (NAME) | Map 161-8 |
| 439 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER) | 404 James Robertson Parkway (STREET ADDRESS) | Parcel 14 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Wallace B. Hunter and Muriel R. Burnette and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Wallace B. Hunter and Muriel R. Burnette, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $14,900.00 secured by deed of trust in Book 3444, page 241, Register's Office for Davidson County, Tennessee.

We, Joe C. Rhoton, Jr. and wife, Jewell K. Rhoton

*have this day bargained and sold, and do hereby transfer and convey unto the said* Wallace B. Hunter and Muriel R. Burnette

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee. Beginning with a point in the southerly margin of Brewer Drive at the common corner of Lots Nos. 8 and 9; thence with the line between said two lots, 186.0 feet in a southerly direction to a point at the common corner of Lots Nos. 8,9 and 10; thence with the line between said Lots Nos. 9 and 10, 171.0 feet in a westerly direction to a point in the easterly margin of Green Leaf Drive; thence along said margin, 245.23 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a northeasterly direction to a point in the southerly margin of Brewer Drive; thence along said margin 163.2 feet in an easterly direction to the point of beginning.

Being the same property conveyed to Joe C. Rhoton, Jr. and wife, Jewell K. Rhoton by deed from Millard C. Davis and wife, Mary E. Davis of record in Book 3430, page 517, Register's Office for said County.

This instrument is subject to a Easement for public utilities, anchor easements, building set-back lines and conditons of Owner's Certificate, as shown on Plan of record in Book 2900, page 70, Register's Office for Davidson County Tennessee, and restrictive covenants in Book 2963, page 153, made applicable to said subdivision by instrument of record in Book 3030, page 491, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 23rd day of July, 19 76

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 439 Brewer Drive (House Number) Nashville, (Street) Tennessee 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* Wallace B. Hunter and Muriel R. Burnette 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 Taxes for 1976 which are to be assumed by the purchasers, and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wallace B. Hunter and Muriel R. Burnette their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* Our *hand* S *this* 23rd *day of* July, 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.*

Joe C. Rhoton, Jr.

Jewell K. Rhoton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahrenbauer, a Notary Public in and for said County and State, Joe C. Rhoton, Jr. and wife, Jewell K. Rhoton

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, Tennessee, this 23rd day of July, 19 76.

Mary W. Ahrenbauer
Notary Public

Commission expires 2/8/78

MARY W. AHRENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

**WARRANTY DEED**

FROM

Joe C. Rhoton, Jr. et ux

TO

Wallace B. Hunter & Muriel R. Burnette

| | | | | | |
|---|---|---|---|---|---|
| JUL 23 76 | CONV | 35,000.00 | | | |
| JUL 23 76 | S'TAX | | B* | 91.00 | |
| JUL 23 76 | PR'FEE | | B* | .50 | |
| JUL 23 76 | W'DEED | | B* | 4.00 | * 95.50 |

D 59945

IDENTIF. REFERENCE

JUL 23 3 22 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238