BOOK 5083 PAGE 144

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Ezzell, et ux	same	Map 130-4
(NAME)	(NAME)	Par 41
(STREET ADDRESS OR ROUTE NUMBER)	4302 Estes Ave (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nash Tenn 37205 (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~~ I, Pembroke J. Hart, Trustee

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Ezzell, and wife, Margaret C. Ezzell

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. 16 and the northerly 75 feet of Lot No. 15 on the Map of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for said County. Said Lot and part of Lot adjoin and front together 175 feet on the easterly side of Estes Avenue of Compton Road and run back between parallel lines 307.5 feet to a dead line.

Being the same property which was conveyed to Martha J. Lindsey and Alice Hall Hart, by deed of Julian P. Ragland, et ux, of record in Book 2291, page 527, Register's Office, Davidson Count, Tennessee, and in turn conveyed to Pembroke J. Hart, Trustee, by Martha J. Lindsey and Alice Hall Hart, by quitclaim deed of record in Book 4729, page 633, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1023, page 352, as amended in Book 1090, page 176, and restrictions in Book 1049, page 546, in Book 1025, page 551, which are the same as restrictions in Book 1023, page 352, all filed for record prior to February 15, 1950, Register's Office for Davidson County, Tennessee.

Taxes for the year 1976, which have been prorated on the basis of 1975 taxes, and paid thereof, are expressly assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 4302 Estes Road, Nashville, Tennessee 37215
(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 successors, assigns 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.

** insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this Fourth day of October, 19 76

Pembroke J. Hart, Trustee

Pembroke J. Hart, Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Pembroke J. Hart, Trustee, 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 29th day of October, 1976.

Commission Expires: 4-29-77

Barbara P. Williams
Notary Public

STATE OF)
COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

PEMBROKE J. HART, TRUSTEE

TO

JOHN M. EZZELL, TRUSTEE

D 74832

IDENTIF. REFERENCE

OCT 29 11 04 AM '76

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

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

mail - Pettle - Cornerstone Co
411 Woodland City Bank Bldg
Nash. Tenn.

OCT 29 76	CONV	85,000.00			
OCT 29 76	S'TAX		B*	221.00	
OCT 29 76	R'FEE		B*	.50	
OCT 29 76	M'DEED		B*	4.00	* 225.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 85,000.00

Affiant

Subscribed and sworn to before me this 29th day of Oct -, 1976

My Commission Expires: _____

W. Williams
Notary Public

Dep. Reg.