Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

25,046.04 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 1976

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles N. Brennecke (NAME) | SAME (NAME) | 119-14 |
| 2920 Simmons Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 73 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 6DA-32778 |

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 Danny Hunter et ux Ellen Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles N. Brennecke

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. 32, Block D on the Plan of Woodbine Courts, Part Two, not of record and described as follows:
Beginning at a point in the east margin of Simmons Avenue at the corner of Lots Nos. 32 and 33, being 60.1 feet north of the concrete monument set at the beginning of a curve of Simmons Avenue into east Timmons Avenue thence with the line between Lots 32 and 33 easterly 150 feet to the west line of Lot No. 34; thence with the west line of Lots 34 and 30 northerly 95 feet to a corner of Lots Nos. 31 and 32, thence with the line between said lots westerly 150 feet to the east margin of Simmons Avenue; thence with the margin of the same, southerly 95 feet to the beginning.

Being the same property conveyed to Danny Hunter and wife, Ellen Hunter by deed from Roy Huey and wife, Phyllis L. Huey of record in Book 5033, page 631, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2920 Simmons Street (House Number) (Street) Nashville, Tennessee (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 our hand s this 15TH day of DECEMBER, 1976

Danny Hunter

Ellen Hunter

BOOK 5097 PAGE 665

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Hunter et ux Ellen Hunter

the bargainor, 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 15TH day of DECEMBER 19 76

Commission expires Nov 1, 1980

William E. Hunter Jr
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Danny Hunter

TO
Charles N. Brennecke

D 8 1 6 2 2

IDENTIF. REFERENCE

DEC 17 9 36 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

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|---|---|---|---|---|---|
| DEC 17 76 | CONV | 25,046.04 | | | |
| DEC 17 76 S'TAX | | | B* | 65.00 | |
| DEC 17 76 PR'FEE | | | B* | .50 | |
| DEC 17 76 | W'DEED | | B* | 4.00 | * 69.50 |