This instrument prepared by James R. Wyatt, Atty 1st American Center

# WARRANTY DEED

BOOK 5110 PAGE 235

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John M. Huddleston | Same | MAP - 119 - 12 |
| (NAME) 721 Dover Road | (NAME) | Parcel - 106 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (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 by John M. Huddleston and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged,

We, Claude J. Brumit and wife, Barbara J. Brumit

*have this day bargained and sold, and do hereby transfer and convey unto the said* John M. Huddleston

his

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Battlewood, Section I, of record in Book 1835, page 31, described as follows:
Said Lot No. 81 is described as beginning at a point in the southerly margin of Dover Road, the common corner of Lots 81 and 83; thence with the line between said lots, southeasterly 162 ft. to a corner of Lot 83; thence with the line between Lots 81 and 83, southwardly 153.3 ft. to a point; thence westerly 33 ft. to the common rear corner of Lots 80 and 81; thence with the line between said lots northwesterly 276.63 ft. to the southeasterly margin of Dover Road; thence with the margin of the same northeasterly 78 ft. to the beginning.

Being the same property conveyed to Claude J. Brumit and wife, Barbara J. Brumit, by deed from Marvin E. Smith and wife, Julie A. Smith, recorded in Book 4642, page 293, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, a 30-foot minimum building setback line as shown on Plan of record in Book 1835, page 31, and permanent and temporary easements of record in Book 4403, pages 215, and restrictive covenants as shown in Book 1494, page 513, and Book 1911, page 67, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 28th day of January 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 721 Dover Rd (House Number) Nashville, Tennessee (Street) 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* John M. Huddleston

his *(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 for 1977 taxes which are assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Huddleston

his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 28th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Claude J. Brumit

Barbara J. Brumit

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enssy, a Notary Public in and for said County and State, Claude J. Brumit ~~and wife, Barbara J. Brumit~~ and wife, Barbara J. Brumit,

the within named bargainor..s, 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 28th day of January, 19 77.

Mary Enssy
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, Barbara J. Brumit, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of January, 1977.

_____
Notary Public.

Commission expires: _____

JAN28'77 CONV 22,000.00
JAN28'77 S'TAX B* 57.20
JAN28'77 PR'FEE B* .50
JAN28'77 W'DEED B* 4.00 * 61.70

**WARRANTY DEED**

FROM
Claude J. Brumit et ux

TO
John M. Huddleston

D 87283

IDENTIF. REFERENCE

JAN 28 3 56 PM '77

REGISTER
DAVIDSON CO., TENN.

Compliments of

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