This instrument prepared by: George V. Crawford, Jr.
Attorney at Law

BOOK 5162 PAGE 890

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| A. Clyde Heflin Jr. & wife | Greer Mortgage Co. | Map 142-10 |
| Sandra A. Heflin (NAME) | | |
| 7408 George Gaines Road (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Rd. (STREET ADDRESS) | Parcel 41 |
| Nashville, Tn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tn. 37212 (CITY) (ZONE) (STATE) | 9D 23606 |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)----------*Dollars,*
Cash in hand and other good and valuable consideration the receipt of which is hereby acknowledged,

We, Douglas P. Mitchell and wife, Sarah F. Mitchell

*have this day bargained and sold, and do hereby transfer and convey unto the said* A. Clyde Heflin Jr. and wife Sandra A. Heflin,

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee being Lot No. 32 on the Plan of Harpeth Estates, Section 2, as of record in Book 4175, page 23, Register's Office for said county, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Douglas P. Mitchell and wife, Sarah F. Mitchell by deed from Charles L. Dickson and wife, Gail R. Dickson, of record in Book 4725, page 301, said Register's Office.

This conveyance is made subject to the following encumbrances:

1. 1977 taxes to be prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 4249, page 17, said Register's Office.
3. The Plan of record in Book 4175, page 23, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from George Gaines Road and a 25 foot easement for public utility and drainage purposes along a portion of the rear line of said lot, and a 10 foot public utility and drainage easement along the remaining * portion of the rear line of said lot, and a 5 foot drainage easement *

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 42,900.00 (over)

Subscribed and sworn to before me, this the 20th day of June 19 77

Affiant Sandra A. Heflin

My commission expires: My Commission Expires August 15, 1979 (Affix Seal) Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

This is { unimproved ( ) / improved ( ) } property, known as 7408 George Gaines Rd. (House Number) (Street) Nashville, Tn. 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* A. Clyde Heflin, Jr., and wife, Sandra A. Heflin

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* A. Clyde Heflin, Jr. and wife, Sandra A. Heflin their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 15th day of June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas P. Mitchell
DOUGLAS P. MITCHELL

Sarah F. Mitchell
SARAH F. MITCHELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* George V. CRAWFORD JR. *, a Notary Public in and for said County and State,* Douglas P. Mitchell and wife, Sarah F. Mitchell

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *this* 15th *day of* June, *19* 77

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. LARGO

George V. Crawford *Notary Public*

*Commission expires* Aug. 15-79

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 .....*

JUN 23 CONV 47,900.00
JUN 23 STAX B* 111.54
JUN 23 RFEE B* .50
JUN 23 RDEED B* 4.00 * 116.04

*Witness my hand and seal, at Office, this ..... day of ....., 19.....*

*Notary Public*

*Commission expires .....*

continued

along the easterly line of said lot, and a 2-1/2 x 25 foot utility anchor easement located on the southeasterly corner of said lot, and a 20 foot sewer easement running across the approximate middle portion of said lot and extending along the easterly portion of said lot, in which is located an 18 inch sewer line within said easement.

4. Easement for sewer as shown on the Plan of record in Book 4175, page 23, said Register's Office.

5. The survey of the premises made by Hal R. Swann, Jr., Surveyor, dated March 31, 1969, shows the driveway encroaches upon the 5 foot drainage easement along the easterly line of said lot and on the 20 foot sewer easement.

**WARRANTY DEED**

FROM
Douglas P. Mitchell et ux

TO
A. Clyde Heflin, Jr. et ux

IN 10674

IDENTIF. REFERENCE

JUN 23 9 13 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238
row 1 box 8 pn

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219