Ref: Herbert & Crawford
Book L & C Index

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 156-2-41 | Mr/Mrs Thomas C. Higgins | First Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>9D-29066 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>755 Harpeth Bend Drive | LOAN OR ACCOUNT NO.<br>PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

| | | | | |
|---|---|---|---|---|
| SEP 16 | CONV | 56,900.00 | | |
| SEP 16 | S'TAX | | B* 147.94 | |
| SEP 16 | PR'FEE | | B* .50 | |
| SEP 16 | W'DEED | | B* 4.00 | * 152.44 |

ROBERT C. BURNS and wife, MARGUERITE H. BURNS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS C. HIGGINS and wife, CAROL J. HIGGINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 379 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office.

Said Lot No. 379 fronts 90 feet on the easterly margin of Harpeth Bend Drive and extends back between lines, 192.4 feet on the northerly line and 171.2 feet on the southerly line to the rear line, which is broken, on which it measures 96.3 feet.

Being the same property conveyed to Robert C. Burns and wife, Marguerite H. Burns, by deed from Proctor and Hibbett Construction Company, Inc., as of record in Book 4541,page 806.

This conveyance is made subject to restrictions in Book 3857, page 858 and in Book 4237, page 179.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of September, 19 77.

Robert C. Burns

Robert C. Burns

CONT'D NEXT PAGE

Marguerite H. Burns

Marguerite H. Burns

CONT'D NEXT PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert C. Burns the 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, the 9 day of September, 1977.

Douglas A. Bruce
Notary Public

My commission expires: 4-23-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Barbara Davidson, a Notary Public in and for the State and County aforesaid, personally appeared the within named Marguerite H. Burns the bargainor(s), 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, the 9 day of September, 1977.

Barbara Davidson
Notary Public

My commission expires: March 1, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

X Robert C. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Bruce
Notary Public

WARRANTY DEED

FROM
ROBERT C. BURNS AND WIFE

TO
THOMAS C. HIGGINS AND WIFE

E 26435

IDENTIF. REFERENCE

SEP 16 2 17 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public