BOOK 5349 PAGE 112

Form No. WD-1

THIS INSTRUMENT PREPARED BY
AND MAIL TO
A. HARRISON JOHNSON, JR., ATTY.
12 FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF Davidson

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

43,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 19 78

Notary Public

MY COMMISSION EXPIRES: Jan. 28, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald J. Brassell (NAME) | Dobson and Johnson, Inc. (NAME) | |
| 1017 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place, Suite 1800 (STREET ADDRESS) | |
| Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37239 (CITY) (STATE) (ZIP) | 15DZ-04395 |

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 James Dennis Hyde and wife Brenda B. Hyde

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Brassell and wife Virginia Brassell

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:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 38 and the westerly 25 feet on Lot No. 39 on the Map of George Burrus Subdivision of Lot No. 81 on the Map of Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID parts of Lots No. 38 and 39 front together 75 feet on the norhterly side of Virginia Avenue and run back between parallel lines, 235 feet to a dead line on which it measures 75 feet.

BEING the same property conveyed to James Dennis Hyde and wife, Brenda B. Hyde by deed from Robert E. Hyde and wife, Jane Waller Hyde, of record in Book 4851, page 965, Register's Office for Davidson County, Tennessee. Robert E. Hyde and Robert E. Hyde, Sr. being one and the same person.

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

unimproved ( )
This is improved (X) property, known as 1017 Virginia Avenue Nashville, Tennessee 37216
(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 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 6TH day of OCTOBER, 19 78

James Dennis Hyde

Brenda B. Hyde

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Dennis Hyde and wife Brenda B. Hyde

the bargainor S, 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 6TH day of OCTOBER 19 78

Commission expires Jan. 16, 1982

James L. Gilbert Jr.
Notary Public

JAMES L. GILBERT, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

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
James Dennis Hyde et ux
Brenda B. Hyde

TO
Donald J. Brassell et ux
Virginia Brassell

E 93616

IDENTIF. REFERENCE

OCT 11 10 23 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

OCT 11 78 CONV 43,950.00
OCT 11 78 W'DEED 8* 4.00 * 4.00

DUPLICATE

Tax paid on this
In the amount of 114.14
on Instrument # E93466
recorded in Davidson
County Registers Office
Date 10-11-78 Dep. Reg.
E. Barnett