5993

FORM NO. WD-1

BOOK 5552 PAGE 437

F 71246

IDENTIF. REFERENCE

JAN 8 9 14 AM '80

FEE $ N.C. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$22,962.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Huff (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 72-7
109 Scenic View (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	PAR 111 & 112
Old Hickory Tn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DZ-08800 15DZ-08805

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, RONNIE L. BOLTON and wife, SANDRA BOLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK HUFF and wife, TOBI HUFF

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. 15 and Part of Lot No. 16 on the plan of the L. A. Warren Re-subdivision of Block C of R. M. Dudley's Subdivision, of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee

Said Lot No. 15 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 92.4 feet on the easterly line and 76.8 feet on the westerly line to the northerly line of Tennessee Electrical Power Company right-of-way, measuring 52.5 feet thereon.
Being the same property conveyed to the within named Grantors by deed of record in Book 5176, Page 35, RODCTN.

Said Part of Lot No. 16 fronts 25 feet on the southerly margin of Kirkland Avenue and runs back between lines 65 feet on the west line and 76.8 feet on the east line to a dead line in the rear on which it measures 47 feet.
Being the same property conveyed to the within anmed Grantor by deed of record in Book 5183, Page 472, RODCTN.

This conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Truat Note payable to Albert W. Johnson, Trustee, in the original principal amount of $16,500.00, according to the terms and conditions stated in said Note. Said Note is secured by a Deed of Trust of record in Book 5176, Page 37, RODCTN.

This conveyance is subject to an easement of record in Book 5173, Page 116, RODCTN., and to any and all easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 1409 Kirkland Avenue, Nashville, TN 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 4th day of January, 1980

RONNIE L. BOLTON

SANDRA BOLTON

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONNIE L. BOLTON and wife, SANDRA BOLTON

the bargainorS, 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 Madison, Tennessee, this 4th day of January 1980.

Commission expires 4/17/83

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

Ronnie L. Bolton et ux

TO

Frank Huff et ux

Return to:

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22962.56-	CO
			59.80	CO TX
			.50	PRFEC
			6.00	WDEED
			CHECK	66.30-
5993A01/08/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F71246

IDENTIF. REFERENCE

JAN 8 9 14 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 735559