File #1

# WARRANTY DEED

BOOK 5927 PAGE 817

FROM: H & B Development Co., a partnership composed of Robert N. Hutcheson and M. Douglas Brown

TO: Buford E. Anthony and, Gene H. Nash, each owning an undivided 1/2 interest in the property, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Burford E. Anthony and Gene H. Nash
5540 Saddlewood Lane
Brentwood, TN. 37027

Send Tax Bills To: same

Map-Parcel Numbers
171-8-28

Field Book Numbers
6DU78102

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STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is Fourteen Thousand Five Hundred Dollars ($14,500).

Buford E Anthony
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of August, 1982.

L. Chandler Allen
Notary Public

My Commission Expires: Jan. 20, 1985

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FOR AND IN CONSIDERATION OF the sum of Fourteen Thousand Five Hundred Dollars ($14,500), H & B Development Co, a partnership composed of Robert N. Hutcheson and M. Douglas Brown, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Buford E. Anthony and Gene H. Nash, as tenants in common, each owning an undivided 1/2 interest in the property, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 1st Civil District of Davidson County, Tennessee being Lot No. 16 on the plan of Saddlewood Subdivision of record in Plat Book 5200, page 128, Register's Office for Davidson County, Tennessee described as follows:
>
> Said Lot No. 16 fronts 118.19 feet on the northerly margin of Green Apple Lane and extends back between lines 397.01 feet on the westerly line and 187.12 feet on the easterly line to a line in the rear measuring 270.33 feet thereon.
>
> Being part of the same property conveyed to H&B Development Company, a partnership composed of Robert N. Hutcheson and M. Douglas Brown by Deed from Western Hills

OFFICIAL RECEIPT

Development Company, of record in Book 5299, page 526, Register's Office for Davidson County, Tennessee.

This is unimproved property. 

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except for the lien for 1982 taxes which have been prorated and will be paid by the Grantees, restrictions of record in Book 5390, page 306, Register's Office for Davidson County, Tennessee, and all easements, restrictions, setback lines and other matters shown on the recorded plat of record in Plat Book 5200, page 128, Register's Office of Davidson County, Tennessee.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except for those liens and encumbrances stated above.

In addition to the land conveyed hereby, the Grantor hereby assigns and transfers to the Grantees, without warranty, all rights, title and interest which it may have, if any, to one water line tap or connection serving the hereindescribed property which Grantor may have acquired from the Metro Department of Water and Sewer in connection with its development of Saddlewood Subdivision.

H&B Development Co. is presently doing business as The H&B Company, a Tennessee corporation, and The H&B Company has joined in this conveyance for the purpose of conveying all of its right, title and interest in the herein described property to the Grantees.

Witness our hands this 9th day of August, 1982.

H & B DEVELOPMENT CO.

By: Robert N. Hutcheson
Robert N. Hutcheson, partner

By: M. Douglas Brown
M. Douglas Brown, partner

THE H&B COMPANY

By: Robert N. Hutcheson
Robert N. Hutcheson, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, BECKY E. WAGGONER, of the State and County aforesaid, personally appeared Robert N. Hutcheson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of H & B Development Co., the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal this the 9th day of AUGUST, 1982.

Becky E. Waggoner
Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, BECKY E. WAGGONER, of the State and County aforesaid, personally appeared M. Douglas Brown, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of H & B Development Co., the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal this the 9th day of AUGUST, 1982.

Becky E. Waggoner
Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, BECKY E. WAGGONER, a Notary Public of the State and County aforesaid, personally appeared Robert N. Hutcheson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of The H&B Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 9th day of AUGUST, 1982.

Becky E. Waggoner
Notary Public

My Commission Expires: 7/21/85

H 0 5 2 7. 5

IDENTIF. REFERENCE

Aug 23 10 19 AM '82

REGISTER
DAVIDSON COUNTY, TN



WHW/8-4-82

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5927 PAGE 820

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 14500.00- CO | |
| | | | 37.70 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 47.20- | |
| | | | 4826A08/23/82 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 0 5 2 7 5

IDENTIF. REFERENCE

AUG 23 10 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898133