RETURN TO METROPOLITAN FEDERAL

re-record

File 43

BOOK 6231 PAGE 544

FORM NO. WD-1

BOOK 6219 PAGE 327

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Mitchell Barnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/20/86

(AFFIX SEAL)

93 04 DEED REFERENCE

84 JAN 19 PM 3:19 WILSON TN REGISTER WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Barnett et al (NAME)	SAME (NAME)	BM 3020
3813 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-11
Suite 225, Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 16

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 T. Livingstone, Grace Grizzard, Mary Livingstone, Mrs. S. D. Brantley, devisees under the Will of George Livingstone, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL BARNETT and wife, DEBRA BARNETT and ROSS L. PEEBLES and wife, ANN PEEBLES

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. 35 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, Page 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 140.4 feet on the easterly side of Highland Avenue and runs back 250 feet on the southerly line and 263.2 feet on the northerly line, with the southerly margin of Warner Place, to a dead line, measuring 72 feet thereon.

BEING the same property conveyed to George Livingstone by deed from Annie Lane Russell and husband, A. Y. Russell, of record in Book 1101, Page 583 Register's Office for Davidson County, Tennessee. The said George Livingstone having since died, and title vested in James T. Livingstone, Grace Grizzard, Mary Livingstone, Mrs. S. D. Brantley, as devisees under the Last Will and Testament of the said George Livingstone in Will Book 93, Page 275, County Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record as well as the following: 1. House to be of the same exterior design as approved by the Belle Meade Planning Commission Sept. 12, 1983; 2. Garage will face rear of property; 3. Drainage ditch to be re-routed for proper drainage; and 4. Hedge on north side of property to remain and in the event it is destroyed or harmed by any causes, it shall be replaced with appropriate landscaping of similar height and screening capacities as soon as possible.

The premises herein conveyed is not the usual residence of either of the Grantors.
This instrument is re-recorded for the purpose of the addition of restrictions.

unimproved (X)
This is improved ( ) property, known as Westview Avenue
(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 unincumbered, 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 hands this 17th day of January, 1984

x James T. Livingstone
James T. Livingstone

x Grace Grizzard

x Mary Livingstone
By

By: James T. Livingstone
x Attorney in Fact James T. Livingstone

01/20 -9.40- CHECK
3320

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 James T. Livingstone

the bargainor, 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 17th day of January, 1984.

Commission expires 4-20-86

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Received FEB 6 8 06 AM '84 FELIX ... DAVIDSON CO. TENN. REGISTER
TO INSURE PROPER SCANNING AND FUTURE REFERENCE
10330

WARRANTY DEED

FROM Heirs of George Livingstone, deceased

TO Peebles - Barnett Associates

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

State of Tennessee
Davidson County

On this 17th day of January, 1984, before me personally appeared JAMES T. LIVINGSTONE, to me known to be the person who executed the foregoing instrument in behalf of Grace Grizzard, Mary Livingstone, and Mrs. S. D. Brantley, and acknowledged that he executed the same as the free act and deed of the said Grace Grizzard, Mary Livingstone and Mrs. S. D. Brantley.

Witness my hand and official seal at Nashville, Tennessee this the 17th day of January, 1984.

Notary Public

My Comm. expires: 4/20/86