Box 35-666

69989

IDENTIF. & REFERENCE

This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9404 PAGE 443

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FELIX DAVIDSON COUNTY, TN.

Address New Owner(s):	Send Tax Bills to	Map/Parcel:
Metropolitan Government of Nashville and Davidson County	New Owner	098-050/106 098-050/107 098-050/108
Legal Department		098-050/150
204 Metropolitan Courthouse		098-050/151
Nashville, TN 37201		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT H. BRASWELL, a married person, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lots No. 7,8,9,50 and 51 on the Plan of Hunter's Point Subdivision, as of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Robert H. Braswell by quitclaim deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and Loan Association of record in Book 9404, page 440, said Register's Office.

This conveyance is made subject to:

1. All matters appearing on the Plan of Hunter's Point Subdivision as of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument of record in Book 6279, page 741, Book 3814, page 592, and Book 3897, page 925, as amended in Book 6207, page 609, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way to South Central Bell of record in Book 6316, page 508, Register's office for Davidson County, Tennessee.

4. Easement to U.S.A. of record in Book 1255, page 347, Register's Office for Davidson County, Tennessee.

5. Easement for graveyard of record in Book 185, page 77, Register's Office for Davidson County, Tennessee.

6. Permanent Drainage Easement and Right of Entry for Construction Purposes and Amendment and Change to Lots 7, 8, 9, 50, and 51 on the Plan of Hunter's Point Subdivision to Metropolitan Government of Nashville and Davidson County being recorded simultaneously herewith.

This is unimproved property known as Lots No. 7,8,9, 50 and 51, Hunter's Point, Hermitage, Tennessee.

This property does not presently serve, nor has it ever served, as the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 1994.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

RB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert H. Braswell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1994.

Notary Public

My Commission Expires: March 25, 1995

GERALD L. PATTERSON NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me,
this 31st day of May, 1994.

Notary Public

My Commission Expires: March 25, 1995

GERALD L. PATTERSON NOTARY PUBLIC

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