RE-RECORD BOOK 9679 PG 810 BOOK 9496 PG 858

63

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35785)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 129,500.00

Affiant

Sworn and subscribed before me on October 5, 1994.

Notary Public

My Comm. Expires: 1-25-97

ADDRESS NEW OWNER:
Japho M. Hardin ,III &
Henrietta D. HArdin
220 Engel Avenue
Goodlettsville, TN 37072

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
18-11-12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward L. Niebruegge and spouse, Penny Niebruegge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Connell Estates Section 2 of record in Book 2900, page 130, Register's Office for said County.

Said Lot No. 28 fronts 161.5 feet on the easterly margin of Engel Avenue and extends back 269.8 feet on the northerly line and 261.2 feet on the southerly line to a dead line in the rear, measuring 161.5 feet thereon.

Being the same premises conveyed to Edward L. Niebruegge and wife, Sherry L. Niebruegge by deed from Harold M. Spears and wife, Kathy K, Spears of record in Book 4982, page 573 and re-recorded in Book 4985, page 552, both in said Register's Office. Edward L. Niebruegge and Sherry L. Niebruegge have since been divorced. Sherry L. Niebruegge has since conveyed all her interest in subject property to Edward L. Niebruegge by Quitclaim Deed of record in Book 9106, page 149, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Restrictive Covenants contained in instrument of record in Book 3162, page 35 and Book 3180, page 73 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is ( )improved property, known as: 220 Engel Avenue, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on Oct 5, 1994.

Edward L. Niebruegge

Penny Niebruegge

State of Tennessee
County of Rutherford

On October 5, 1994, before me the undersigned authority, personally appeared Penny Niebruegge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: March 15, 1995

Notary Public

State of Tennessee
County of Rutherford

On October 5, 1994, before me the undersigned authority, personally appeared Edward L. Niebruegge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-25-1995

Notary Public

BOOK 9496PG859

RE-RECORD BOOK 9679PG811

RE-RECORD

95 MAY 24 AM 10: 14

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

00634117

IDENTIF. ↑ REFERENCE

94 OCT 19 AM 10: 52

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

01164

IDENTIF. ↑ REFERENCE

9545 10/19 0101 03CHECK 4

3698 05/24 0101 03CHECK