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

RE-RE-RECORD
BOOK 9681 PG 131

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:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Japho M. Hardin ,III & Henrietta D. HArdin 220 Engel Avenue Goodlettsville, TN 37072	SAME	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:** *JAPHO M. HARDIN,III & HENRIETTA D. HARDIN

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 673 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

THE PURPOSE OF RE-RECORDING IS TO LIST THE NAME OF GRANTEES AND TO COMPLETE THE NOTARY ACKNOWLEDGEMENT OF Mr. Edward L. NIEBRUGGE 11819. HUD

BOOK 9496PG859

RE-RECORD BOOK 9679PG811

RE - RE-RECORD BOOK 9681PG132

0063855

IDENTIF. ↑ REFERENCE

RE - **RE-RECORD**

95 MAY 25 PM 1:46

REGISTER
DAVIDSON COUNTY, TN.

9545 10/19 0101 03CHECK 488.15

3958 05/24 0101 03CHECK 8.00

4454 05/25 0101 03CHECK 8.00

0063417

IDENTIF. ↑ REFERENCE

95 MAY 24 AM 10:14

REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

01164

IDENTIF. ↑ REFERENCE

94 OCT 19 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.