BOOK 4254 PAGE 777

WARRANTY DEED

Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William J. Hahn (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	11D-40300
312 Fairbanks Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------
----------TEN AND NO/100---------- *Dollars,*
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness in the original amount of $12,900.00, which indebtedness is secured by a Deed of Trust from Lewis Keith Sanderson and wife, Glenda S. Sanderson to Miller, Kimbrough, Trustee, dated October 8, 1962, filed October 8, 1962 and recorded in book 3481, page 289, Register's Office for Davidson County, Tennessee.

Hussey & Horkins, Inc., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Hahn and wife Joyce S. Hahn

certain real estate in Davidson County, Tennessee, as follows: their *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being lot No. 23 on the Plan of Blair Manor, of record in book 3300, page 32, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Agee Road the common corner of lots 23 and 24; thence with the line between said lots southwardly 225 feet to a point, a corner of lot 25 eastwardly 178 feet to a point in the westerly margin of Fairbanks Road; thence with the margin of the same, northwardly 200 feet to a point, the beginning of a curve; thence northwestwardly around said curve 39.27 feet to a point in the southerly margin of Agee Road; thence with the margin of the same westwardly 153 feet to the point of beginning.

Being the same property conveyed to Hussey & Horkins, Inc., by deed from R. Hillman Alston and wife Jacqueline W. Alston , of record in book 4249, page 431, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,722.75

Subscribed and sworn to before me, this the 25 day of July 19 68.

Affiant

My commission expires: 8/7/71 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 312 Fairbanks Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William J. Hahn and wife Joyce S. Hahn their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William J. Hahn and wife Joyce S. Hahn their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25 *day of* July, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hussey & Horkins Inc.,
By: George W. Hussey (Pres.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, William S. Faulkner, II ....., *a Notary Public of the State and County aforesaid, personally appeared* George W. Hussey, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Hussey & Horkins, Inc., *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 ....., *this* 25th *day of* July, *19* 68.

William S. Faulkner, II *Notary Public*

Commission expires 8/27/71

WARRANTY DEED

FROM
Hussey & Horkins, Inc.
TO
William J. Hahn etux

A 0 8 8 1 9

IDENTIF. REFERENCE

JUL 29 8 43 AM '68

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to

Hussey & Horkins
Room 1420
Prof. Bldg.

JUL 29 68	CONV	13,722.75				
JUL 29 68	S'TAX		A*	35.62		
JUL 29 68	PR'FEE		A*	.50		
JUL 29 68	W'DEED		A*	3.00	*	39.12