BOOK 4391 PAGE 922 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 70.

Notary Public A.M. Tenison

MY COMMISSION EXPIRES: Feb. 14, 1973

(AFFIX SEAL)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

THIS INSTRUMENT WAS PREPARED BY

Herschel Greer, 316 Union Street, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Shirley J. DeBerry (NAME)	Guaranty Mortgage Company, (NAME)	Map 71-2
245 Avondale Circle, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	Par. 175
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley J. DeBerry and wife, Medoria A. DeBerry

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, page 62, Register's Office for said County.

Said Lot No. 2 fronts 50.0 feet on the southerly side of Avondale Circle and extends back 144.6 feet on the westerly line and 127.6 feet on the easterly line, to a line in the rear on which it measures 74.6 feet.

Being part of the property conveyed to Trinity Hills Village, Inc., by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4245, page 588, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 Metro taxes have been prorated and are hereby assumed by the purchasers.

unimproved ( )
This is improved (X) property, known as 245 Avondale Circle, Nashville, Tennessee
(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 unencumbered, 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 hand s this 6th day of January, 19 70

Attest: TRINITY HILLS VILLAGE, Inc.,

By:

W. Raymond Denney, Secretary — Herschel Greer, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, A. H. Denison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and W. Raymond Denney with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc., the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said W. Raymond Denney as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of January, 19 70.

My commission expires February 14, 1973

A. H. Denison
Notary Public

GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

TRINITY HILLS VILLAGE, INC.,

TO

SHIRLEY J. DeBERRY AND WIFE,

MEDERIA A. DeBERRY

A 66089

IDENTIF. REFERENCE

JAN 15 2 45 PH '70

FERGE Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 70	CONV	15,100.00			
JAN 15 70	S'TAX		A*	39.26	
JAN 15 70	PR'FEE		A*	.50	
JAN 15 70	W'DEED		A*	3.00	* 42.76