This instrument prepared by Memorial Group, 316 Union St., Nashville, Tenn.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

BOOK 4393 PAGE 109

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Sidney Howard, Jr.	Trinity Hills Village, Inc.	Map 71-2
(NAME)	(NAME)	Par. 171
1040 Avondale Circle	311 Seventh Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Twelve Thousand, Five Hundred and No/100 - ($14,500.00) - - - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by Sidney Howard, Jr., and wife, Ruby J. Howard, the receipt of which is hereby acknowledged,

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

has **have bargained and sold, and by these presents do transfer and convey unto the said** Sidney Howard, Jr., and wife, Ruby J. Howard

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. 7 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, page 62, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of North Avondale Circle, common corner of Lots 7 and 8; thence with the line between said two lots southeasterly 100.2 feet to the common rear corner of Lots 6, 7 and 8; thence with the line between lots 6 and 7 southwesterly 81.0 feet to a point in the northeasterly margin of Avondale Circle; thence with said margin northwesterly 56.5 feet; thence around a curve northwesterly and northeasterly 35.90 feet to a point in the southeasterly margin of North Avondale Circle; thence with said margin northeasterly 64.0 feet to the point of beginning.

Being part of the property conveyed to Trinity Hills Village, Inc., by deed from H. H. Webb and wife, Ida Nell Webb, of record in Book 4245, page 508, 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.

Exempt
By

unimproved ( )
This is improved (X) property, known as 1040 Avondale Circle, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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** 12th **day of** January, **19** 70

Attest:
W. Raymond Denney
W. Raymond Denney, Secretary

TRINITY HILLS VILLAGE, INC.,
By: Herschel Greer
Herschel Greer, President

STATE OF TENNESSEE
Davidson County

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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. K. Tenison, 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 12th day of January, 19 70.

My commission expires February 14, 1973

_____
Notary Public

A 66622

WARRANTY DEED

T

IDENTIF. REFERENCE(

FROM

JAN 23 10 40 AM '70

FELIX Z. TENISON II REGISTER
DAVIDSON COUNTY, TENN.

TO

JAN23'70 CONV 14,500.00
JAN23'70 ST.TX A* 37.70
JAN23'70 RETEE A* .50
JAN23'70 WDEED A* 3.00 * 41.20

Sworn to and subscribed before me this 12th day of January, 1970.

A. K. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.