FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1970.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton Sawyers, Jr. (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	Map 70-1
3231 West Hamilton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par. 49
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (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, Hillsboro Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton Sawyers, Jr., and wife, Carrie B. Sawyers

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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 292, on the Map of Treppard Heights, Section VIII, as of record in Book 2854, page 52, Register's Office for said County.

SAID Lot No. 292 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back between lines, 539.5 feet on the easterly line passing a witness line at 289.5 feet and 563.3 feet on the west line passing a witness line at 303.5 feet to the center of Whites Creek, measuring 81 feet across the rear.

BEING the same property conveyed to Hillsboro Homes, Inc., by deed from Jack B. Spitznas, a widower of record in Book 4374, page 669, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3231 West Hamilton Avenue 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 seised 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.

In witness whereof, Hillsboro Homes, Inc., has caused this instrument to be executed by its duly authorized officers, this 16th day of January, 1970.

ATTEST:

Irvin Wolf, President

HILLSBORO HOMES, INC.

By:

Alfred Hersh, Secretary Treasurer

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, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Alfred Hersh and Irvin Wolf with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Secretary-Treasurer and President respectively of the Hillsboro Homes, Inc. the within named bargainor, a corporation, and that (he) as such Secretary-Treasurer and President, being authorized (they) so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alfred Hersh as such Secretary Treasurer, and attesting the same by the said Irvin Wolf as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of January, 1970.

My commission expires April 22, 1972

Linda H. Carter
Notary Public

WARRANTY DEED

FROM

HILLSBORO HOMES, INC.

TO

CLIFTON SAWYERS, JR., AND WIFE,

CARRIE B. SAWYERS

MAIL DEED TO:
Claude Jackson
% Lance Assoc
2704 12th Ave. South
City - - 37204

A 67448

IDENTIF. REFERENCE

JAN 30 2 28 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN30⁷⁰	CONV.	15,500.00			
JAN30⁷⁰S'TAX			A*	40.30	
JAN30⁷⁰PR'FEE			A*	.50	
JAN30⁷⁰	W'DEED		A*	3.00	* 43.80