TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mrs. Galdys Walden Adams,
(NAME)
1246 North Avondale Circle,
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tenn.
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4396 PAGE 302
Guaranty Mortgage Company,
(NAME)
311 - Seventh Ave. No.,
(STREET ADDRESS)
Nashville, Tenn.
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 71-1
Par. 99
ow

This instrument prepared by Herschel Greer, 311 - Seventh Ave., No., Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS
cash in hand paid by Gladys Walden Adams
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,
hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 12 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. 12 fronts 50 feet on the westerly margin of North Avondale Circle and extends back 128.2 feet on the Southerly line and 175.1 feet on the Northerly line to a dead line in the rear measuring 90.4 feet thereon.
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 taxes have been prorated and are hereby assumed by the purchaser.

This is unimproved ( ) improved (X) property, known as 1246 North 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 it does covenant with the said GRANTEES that it is lawfully seized 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. And it does further covenant and bind itself, its successors 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. Whenever 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, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 29th day of January, 19 70

Attest: Kelly S. Neely, Secretary

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

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc. the within named bargainor, a corporation, and that (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 Kelly S. Neely as such Secretary.

Witness my hand, and official seal at office at Nashville, Tennessee on this the 29th day of January, 19 70

My commission expires February 14, 1973

A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM
GLADYS WALDEN ADAMS

To
TRINITY HILLS VILLAGE, INC.,

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

The actual consideration for this transfer or value of property (whichever is greater) is $15,100.00
This is equal to or greater than the property would bring at a fair and voluntary sale.
Sworn to and subscribed before me this 29th day of January, 19 70.
A. M. Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1005 - RECORD

BOOK 4396 PAGE 303

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IDENTIF. REFERENCE

FEB 6 11 09 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB-6⁷⁰ | CONV | 15,100.00 | | | |
| FEB-6⁷⁰ | S'TAX | | A* | 39.26 | |
| FEB-6⁷⁰ | PR'FEE | | A* | .50 | |
| FEB-6⁷⁰ | W'DEED | | A* | 3.00 | * 42.76 |