TENNESSEE TITLE COMPANY

BOOK 4407 PAGE 854

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mr. & Mrs. Larry James Tolbert, (NAME) | Guaranty Mortgage Company, (NAME) | Map 71-1 |
| 1316 North Avondale Circle, (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Avenue, North (STREET ADDRESS) | Par. 101 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. (CITY) (ZONE) (STATE) | |

This instrument prepared by Herschel Greer, 311 Seventh Avenue, North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - (\$10.00) - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Larry James Tolbert and wife, Sarah Beatrice Tolbert

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

Beginning at a point on the northerly margin of Avondale Circle, the common corner of Lots Nos. 14 and 15; thence along the common line between said Lots North 12 degrees, 19 minutes 30" west 103.0 feet to a point; thence north 2 degrees 5 minutes east 10.9 feet; thence easterly along the common line between lots 13 and 14 100.6 feet to a point in the westerly margin of North Avondale Circle; thence along said margin southerly 54.4 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25.61 feet, southwesterly 35.90 feet to a concrete monument in the northerly margin of Avondale Circle; thence along said margin westerly 40.5 feet to the beginning.

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 purchasers.

This is unimproved ( ) improved (X) property, known as 1316 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 27th day of March, 1970.

Trinity Hills Village, Inc.

Attest: Kelly S. Neely, Secretary

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 27th day of March, 1970.

My commission expires February 14, 1973

Notary Public.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILL.

Corporate Warranty Deed

FROM

TRINITY HILLS VILLAGE, INC.

TO

LARRY JAMES TOLBERT, ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is \$15,050.00 which is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of March 1970.

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

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

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IDENTIF. REFERENCE

APR 1 1 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| APR-1 70 | CONV | 15,050.00 | | | |
| APR-1 70 S'TAX | | | A* | 39.00 | |
| APR-1 70 PR'FEE | | | A* | .50 | |
| APR-1 70 | W'DEED | | A* | 3.00 | * 42.50 |