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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Newton Hoover and wife Mildred Templeton Hoover (NAME)	Tim Newton Hoover (NAME)	Map 96-1 Pat 134
2717 Bluefield Avenue (STREET ADDRESS OR ROUTE NUMBER)	2717 Bluefields Avenue (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37214 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One ($1.00) dollar and the love and affection we have for our son Tim Newton Hoover, and wife, Mildred ~~XXXXXXXX~~ Templeton Hoover, we, J. O. Hoover and wife, Hattie Mae Markum Hoover

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13500—. Affiant J Hoover
Subscribed and sworn to before me this 2 day of April 19 70
Deputy Register B Rumble

.....have bargained and sold, and by these presents do transfer and convey unto the said ... Tim Newton Hoover and wife, Mildred Templeton Hoover *.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of lots Nos. 45 and 46 on the plan of Bluefields, as of record in book 643, page 16, Register's Office for said County, being lot "A" on the unrecorded plan showing re-subdivision of lots Nos. 45, 46, 47 and 48 on said plan of Bluefields described according to a survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning on the southwesterly margin of Bluefield Avenue at the northeast corner of the property conveyed to Carl Fry and wife, by deed from Guard Green and wife, of record in book 1340, page 385, said Register's Office; thence with said Fry's northerly line, southwestwardly 396 feet to Fry's northwest corner; thence northwestwardly 46 feet; thence northeastwardly 365 feet to the southwesterly margin of said Avenue; thence with same, southeastwardly 96 feet to the beginning.

Being the same property conveyed to R. L. Steele and wife, Gladys Gaines Steele by deed from R. D. Stanford, Jr. Trustee, of record in book 1148, page 224, said Register's Office.

Being the same property conveyed to J. O. Hoover and wife, Hattie Mae Markum Hoover by deed from R. L. Steele and wife, Gladys Gaines Steele, of record in book 1780, page 351, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in book 737, page 258, said Register's Office.

~~unimproved~~ (X)
This is improved (X) property, known as 2717 Bluefield Avenue Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tim Newton Hoover and wife, Mildred Templeton Hoover, their *heirs and assigns, forever.*

And we *do covenant with the said* Tim Newton Hoover and wife Mildred Templeton Hoover *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.*

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Tim Newton Hoover and wife Mildred Templeton Hoover *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* March, 19 70, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

This instrument was prepared by Kenneth Harwell, 1418 Parkway Towers, Nashville, Tennessee. 37219

T. N. Hoover

Mildred Templeton Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Kenneth Harwell, *a Notary Public in and for said County and State, the within named* J. O. Hoover and wife Hattie Mae Markum Hoover,

the bargainor s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* March 3rd, *19* 70.

Kenneth Harwell, *Notary Public.*

Commission Expires May 3, 1970.

STATE OF .....
COUNTY OF .....

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 ....., *this* ..... *day of* ....., *19* .....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

J. O. Hoover et ux

TO

Tim Newton Hoover et ux

APR-27 CONV 13,500.00
APR-27 STAX A* 35.10
APR-27 PRFEE A* .50
APR-27 W'DEED A* 6.00
* 41.60

A 7 3 2 6 9

IDENTIFICATION REFERENCE

APR 2 2 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE