FORM NO. WD-5

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 1970

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Dufresne, Sr. (NAME)	Kimbrough-Kavanaugh and Assoc. (NAME)	Map 64-13
4238 Wood Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of - - - - - - $15,100.00 - - - - - - - - - - - - - - - - - FIFTEEN THOUSAND ONE HUNDRED AND NO/100 - - - - - - DOLLARS Cash in hand paid, receipt of which is hereby acknowledged,

We, John B. Hinson and Melvin Jones, d/b/a Hinson and Jones Construction Company,

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Dufresne, Sr., and wife, Judith L. Dufresne, 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. 45 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the easterly margin of Wood Avenue and extends back 286 feet on the northerly line and 300 feet on the southerly line to an alley in the rear measuring 51¼ feet, more or less.

Being part of the same property conveyed to John B. Hinson and Melvin Jones, d/b/a Hinson and Jones Construction Company, a partnership by deed from Irene Gregory Larkin and husband, Ernest Larkin; Naomi Gregory Haralson and husband, Joe E. Haralson; Joseph Selton Gregory and wife, Daisy Gregory; Horace R. Gregory, unmarried; Clara Gregory Walker, a widow; and Elizabeth Gregory, a widow; all the heirs-at-law of Belle Gregory, deceased of record in Book 4399, page 905, Register's Office for Davidson County, Tennessee.

MORTGAGE CANNOT BE ASSUMED WITHOUT MORTGAGEE'S APPROVAL.

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This is unimproved ( ) improved (X) property, known as 4238 Wood Avenue, Old Hickory, Tennessee 37138
(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 hands this 11th day of June, 1970

John B. Hinson

Melvin Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Hinson and Melvin Jones

the bargainors, 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 11th day of June 19 70

Commission expires MAY 8, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John B. Hinson and Melvin Jones
d/b/a Hinson and Jones
Construction Company

TO

Robert E. Dufresne, Sr., et ux

KK&A BOX #4

A 80322

IDENTIF. REFERENCE

JUN 11 4 04 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 11 70	CONV	15,100.00			
JUN 11 70	STAX		A*	39.26	
JUN 11 70	PWTEE		A*	.50	
JUN 11 70	WDEED		A*	3.00	* 42.76

4/15/70