BOOK 4428 PAGE 234

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 27TH DAY OF June 19 70.

Notary Public

MY COMMISSION EXPIRES: 1-21-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attny., 338 46th Avenue North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loy Fay Wright, Etux (NAME)	S A M E (NAME)	Map. 90-16
430 American Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 320
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(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, Gerald L. Hemmer and wife, Ann B. Hemmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loy Fay Wright and wife, Bernice L. Wright

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 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 103 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2,3,4,5 & 6, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of American Road, at the corner of Lot Nos. 103 and 104; thence with the line between said two lots, northeastwardly 149.7 feet to the southwest boundary line of Westboro Sub., Section I; thence with said boundary line north 46° 37 ' west 50.3 feet to the southwesterly line of the property conveyed to the State of Tennessee, by deed from Floyd Adkisson and wife of record in Book 2883, page 227, said Register's Office, thence with a 1° 28' 19" curve to the left, a circular distance of 106.5 feet to a point in the boundary line between Lot Nos. 102 and 103, Charlotte Park Subdivision; thence with said boundary line in a southwesterly direction 43.8 feet to the northeasterly margin of American Road; thence with said Road southeastwardly 75 feet to the beginning.

BEING the same property conveyed to Gerald L. Hemmer and wife Ann B. Hemmer by deed from O. C. Polk and wife Delila Polk of record in Book 3572, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 430 American Road (House Number) (Street) Nashville (P. O. Address) (City or Town) 37209 (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 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 27TH day of June, 19 70

Gerald L. Hemmer

Ann B. Hemmer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Gerald L. Hemmer and wife Ann B. Hemmer

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 27TH day of June, 1970

Commission expires 1-31-71

H. B. Duncan
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
GERALD L. HEMMER AND WIFE
ANN B. HEMMER

TO
LOY FAY WRIGHT AND WIFE
BERNICE L. WRIGHT

A 82275

IDENTIF. REFERENCE

JUN 30 1 33 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 30 70	CONV	15,500.00			
JUN 30 70	S'TAX		A*	40.30	
JUN 30 70	PR'FEE		A*	.50	
JUN 30 70	W'DEED		A*	3.00	* 43.80