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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 70

Notary Public

MY COMMISSION EXPIRES: Oct. 9, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. Lee Corbett, Ingraham & Coleman, 1720 Parkway Towers, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Greer Hitner (NAME)	New Owner (NAME)	Map 106
200 Crutchfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Nashville, Tennessee (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, Irene Martin Hix, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn Greer Hitner

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:

A tract or parcel of land in the 6th, formerly the 9th, Civil District of said County, containing 1.39 acres, being part of lot No. 2 on the plan of James H. Foster's land, of record in Book 44, page 267, Register's Office for said County, and being part of a two acre tract conveyed by John M. Gaut and wife, to R. T. Graves and wife, by deed of record in Book 513, page 17, and part of the tract conveyed by Thomas H. Ezell and wife, to R. T. Graves and wife, by deed of record in Book 554, page 576, said Register's Office, and according to a survey and map made April 22, 1925, by Erle Drake, County Surveyor, is described as follows:

Beginning in the center of Crutchfield Avenue at the northwest corner of the Manley lot; thence along the center of said Avenue north 19 1/2 degrees east 288 feet to the center of Hill Avenue; thence with the center of Hill Avenue, south 71 degrees east 200 feet to a point in said center; thence with the northerly line of same, north 71 degrees west 200 feet to the beginning.

Being the same property conveyed to Irene Martin Hix, a widow, by deed from Susie Hix, a widow, of record in Book 1236, page 675, Register's Office for Davidson County, Tennessee.

Seller may move any flowers and shrubs she sees fit, but Buyer will not be responsible for these after the date of possession. Seller may continue to occupy the home and to rent the court and cottage on the premises till May 3, 1971, but only so long as she continues to live there, at the end of which time she may move all the furnishings except the air conditioners in the court and cottage.

This is { } unimproved { X } improved property, known as 200 (House Number) Crutchfield Avenue (Street) Nashville, Tennessee (P. O. Address) (City or Town) (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 my hand this 20th day of August, 19 70

Irene Martin Hix

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Vicki Seymour, a Notary Public in and for said County and State, the within named Irene Martin Hix, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of August 1970

Commission expires October 24, 1973 Vicki Seymour
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

IRENE MARTIN HIX, a widow

TO

EVELYN GREER HITNER

A 87698

IDENTIF. REFERENCE

AUG 21 3 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 21 70	CONV	43,500.00			
AUG 21 70	S'TAX		A*	113.10	
AUG 21 70	PR'FEE		A*	.50	
AUG 21 70	W'DEED		A*	3.00	* 116.60