FROM: ANDREW EWING, TRUSTEE

TO: GEORGE W. HAMBRICK and wife, SUE ELLA HAMBRICK

This instrument prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
706 Nashville City Bank and Trust Bldg.
Nashville, Tennessee 37201

Address New Owners as follows	Send Tax Bills to:	Map-Parcel Numbers
George W. Hambrick, et ux	Commerce Union Bank	15DA 30973
1728 Straightway Avenue	P. O. Box 60387	Map 72-14
Nashville, Tennessee 37206	Nashville, Tenn. 37206	Par 371

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $ 15,150.00 .

Affiant

Subscribed and sworn to before me, this the 18th day of January, 1971.

Notary Public

My comm. expires: 11/12/72

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, paid by George W. Hambrick and wife, Sue Ella Hambrick, hereinafter referred to as Grantees, to Andrew EWing, Trustee, hereinafter referred to as Grantor, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, have bargained and sold, and by these presents do 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:

Being Lot No. 2 on the Plan of the re-subdivision of Lot Nos. 38, 39, and 40 of Dr. E. T. Brown's Subdivision of Lots 21 through 26 in the Brownsville Addition of record in Book 4350, page 65, Register's Office for said County, said Lot No. 2 being more particularly described as follows:

BEGINNING at a point in the southeasterly margin of Straightway Avenue at the common corner of Lots 1 & 2; thence northeasterly along said margin 55.0 feet to a point; thence around a curve 39.27 feet to a point in the northwesterly margin of Scott Avenue; thence southeasterly along said margin 75.0 feet to a point; thence southwesterly 80.0 feet to a point; thence northwesterly along the common line between Lots 1 & 2, 100.0 feet to the point of beginning.

BEING part of the same property conveyed to Andrew Ewing, Trustee, by deed from Riverwood Homes, Inc., of record in Book 4380, page 851, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Taxes for the year 1971, which are to be prorated, and payment thereof assumed by Grantees.

2. The Plan of record in Book 4350, page 65, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Straightway Avenue and a 15-foot minimum building setback line from Scott Avenue and a 10-foot easement for public utility purposes along the rear line of said lot and an easement for proposed future road right-of-way extending easterly 5.0 feet and following the westerly margin of Scott Avenue.

This is improved property, known as 1728 Straightway Avenue, Nashville, Tennessee 37206.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out above.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, 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, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 18th day of January, 1971.

Andrew Ewing
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared befcre me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1971.

Betty Poage
Notary Public

My comm. expires: 10-20-71

B02779

IDENTIF. REFERENCE

JAN 22 9 56 AM '71

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN22	CONV	15,150.00				
JAN22	S'TAX		A*	39.26		
JAN22	PR'FEE		A*	.50		
JAN22	W'DEED		A*	3.00	*	42.76