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BOOK 1488 PAGE 196 FORM NO. WD-1

IDENTIF. REFERENCE

MAR 23 2 53 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1970

Notary Public

MY COMMISSION EXPIRES: Nov. 11, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert A. Schwartz, Attorney, 3716 Hillsboro Rd., Nashville, Tenn. 37215
NAME ADDRESS

mail →

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Howard Hicks (NAME)	Same as new owner (NAME)	Map #160-4-177
433 Ritchie Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #6D-38573
Nashville, Tenn. 37220 (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, Brentview Development Company, a partnership by and between First and Mid-South Mortgage Company, a corporation, and N. C. Dunn, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Howard Hicks and wife, Thelma W. Hicks

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:

Being lot No. Seventy (70) on the Plan of Sec. VII, Brentview Hills, as of record in Book 4175, Page 89, Register's Office for said County.
Said Lot No. 70 fronts 125.22 feet on the south side of Ritchie Drive, and extends back 229.90 feet on the east line and 145.90 feet on the west line to a dead line in the rear on which it measures 122.09 feet.
Being part of the property conveyed to Brentview Development Company, by deed from Lena Collins Dillard, as of record in Book 4186, Page 923, said Register's Office.
Subject to Restrictions recorded in Book 4404, Page 813, said Register's Office.
The recorded plan shows an Owner's Certificate, an 80-foot set-back line from Ritchie Drive, and a 10-foot easement for public utilities and drainage along the rear.

unimproved ( )
This is improved (X) property, known as 433 (House Number) Ritchie Drive (Street) Nashville (P. O. Address) 37220 (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 31st day of August, 1971

BRENTVIEW DEVELOPMENT COMPANY
by: FIRST AND MID-SOUTH MORTGAGE COMPANY,
by: [illegible] (Partner)
Franklin G. Clark, President
by: [illegible] (Partner)
N. C. Dunn, Individually

STATE OF TENNESSEE
Davidson County

BOOK 4488 PAGE 197

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named N. C. Dunn, Jr.

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 31st day of August 19 70

Commission expires November 19, 1973

Clara Dee Pigg
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Franklin G. Clark and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and _____ respectively of the First and Mid-South Mortgage Company the within named bargainor, a corporation, and that (he) (they) as such President 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 Franklin G. Clark as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of August, 19 70

My commission expires November 19, 1973

Clara Dee Pigg
Notary Public

WARRANTY DEED

FROM

BRENTVIEW DEVELOPMENT COMPANY

TO

C. HOWARD HICKS, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 23 71	CONV	35,000.00				
MAR 23 71	S'TAX		A*	91.00		
MAR 23 71	PR'FEE		A*	.50		
MAR 23 71	W'DEED		A*	3.00	*	94.50