BOOK 4627 PAGE 589

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eddie E. Bivins	Guaranty Mortgage Company	4D-44990
(NAME) 1301 Overton Street	(NAME) 311 7th Avenue North	533
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee	(STREET ADDRESS) Nashville, Tennessee	223 Pd
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00=----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged we:

AUG 14 72	CONV	19,000.00			
AUG 14 72	S TAX		A*	49.40	
AUG 14 72	PR FEE		A*	.50	
AUG 14 72	W DEED		A*	4.00	* 53.90

JOHN J. HIERS AND WIFE, MARGARET W. HIERS

have bargained and sold, and by these presents do transfer and convey unto the said

EDDIE E. BIVINS AND WIFE, SANDRA M. BIVINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being part of Lot No. 134, Section B, Village of Old Hickory, of record in Book 1424, page 67, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of Overton Street, the common front corners of Lots 134 and 138 on said Plan; thence with said margin of said Street, northwardly 54.2 feet to a concrete monument at beginning of a curve having a radius of 10 feet; thence around said curve southeastwardly 15.7 feet to a concrete monument in the southerly margin of Thirteenth Street; thence with said margin of said street, eastwardly 102.5 feet to a concrete monument at the beginning of a curve having a radius of 10 feet; thence around said curve, southeastwardly 18.8 feet to a concrete monument in the westerly margin of Riverside Road; thence with said margin of said Road southeastwardly 62.8 feet to a point; thence southwestwardly 50.5 feet to a point in the east or rear line of Lot No. 138; thence with the rear lines of Lots 134 and 138, northwardly 19 feet to a point, the northeast corner of Lot No. 138; thence with the north line of Lot 138 and the south line of Lot 134, westwardly 91.7 feet to the point of beginning.

Being the same property conveyed to JOHN J. HIERS AND WIFE, MARGARET W. HIERS by deed from Will B. Brown et al, of record in Book 3767, page 512, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1301 Overton Street (House Number) (Street)
Old Hickory, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 August 19 72.

John J. Hiers
JOHN J. HIERS

Margaret W. Hiers
MARGARET W. HIERS

BOOK 4627 PAGE 590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ken Ballew, a Notary Public in and for said County and State, the within named JOHN J. HIERS AND WIFE, MARGARET W. HIERS

the bargainor S, with whom I am personally acquainted, and who acknowledged that Davidson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 1972

My commission expires May 5, 1976 Notary Public Ken Ballew

Ken Ballew

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $19,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Eddie E. Bivins

Sworn to and subscribed before me this 11th day of August, 1972.

My commission expires May 5, 1976 Notary Public Ken Ballew

Ken Ballew

This instrument was prepared by:

C.H.Briley, Jr., Attorney - Tennessee Title Company, P. O. Box 2645

Name Address Nashville, Tenn.

G-226971 kb
WARRANTY DEED
FROM
JOHN J. HIERS AND WIFE,
MARGARET W. HIERS
TO
EDDIE E. BIVINS AND WIFE,
SANDRA M. BIVINS

B 7.1337

IDENTIF. REFERENCE

AUG 14 11 06 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX