This instrument prepared by Wm. F. Carpenter, Jr. Atty.

WARRANTY DEED

Nashville, Tenn.

BOOK 1670 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wallace D. Hill	Same First Federal Savings	16DA-377668
(NAME)	(NAME) 236 4th Ave. No.	145-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 37219	1.47
(CITY) (P. O. ZONE) (STATE)	Nashville, Tenn., 37129 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of EIGHTY-NINE THOUSAND FIVE HUNDRED & NO/100 ----------($89,500.00)---------- *Dollars,*

cash in hand paid by Wallace D. Hill and wife, Mavis R. Hill, the receipt of which is hereby acknowledged;

I, Carolyn B. Downey, widow of Fred M. Downey, Jr., deceased,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Wallace D. Hill and wife, Mavis R. Hill, their

..... *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 on the Plan of Tyne Crest, Section 2, as of record in Book 3842, page 153, Register's Office for said County, described as follows:

Beginning in the easterly margin of Mountainview Drive at the corner of Lots Nos. 19 and 20; thence with the line between said two lots easterly 250.09 feet; thence southerly 207.24 feet to the northern margin of an unnamed street; thence with said street westerly 144.41 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to the easterly margin of Mountainview Drive; thence with the same northerly 232.15 feet to the beginning.

Being the same property conveyed to Fred M. Downey, Jr., and wife, Carolyn B. Downey, by deed from Howard George and wife, Mary T. George, of record in Book 4186, page 574, Register's Office for Davidson County, Tennessee, the said Fred M. Downey, Jr., having since died.
This conveyance is made subject to: Easements and conditions of owners certificate shown on plan of record in Book 3842, page 153; and Restrictive covenants contained in instrument of record in Book 4179, page 777, R.O.D.C. Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,500.00

Subscribed and sworn to before me, this the 4 day of ~~December~~ January 19 73

Affiant

My commission expires FEB 9 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4630 Mountainview Road, Nashville, Tenn. 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Wallace D. Hill and wife, Mavis R. Hill, their

..... *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1972

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wallace D. Hill and wife, Mavis R. Hill, their

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 4th day of ~~December~~ January, 1973 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn B. Downey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia E. Mitchell, *a Notary Public in and for said County and State,* Carolyn B. Downey, a widow

the within named 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* 4th *day of* January, *19*73.

Virginia E. Mitchell, *Notary Public*

Commission expires May 8, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

JAN-5	CONV	89,500.00			
JAN-5	S'TAX		A*	232.70	
JAN-5	PR'FEE		A*	.50	
JAN-5	W'DEED		A*	4.00	* 237.20

PLEASE MAIL TO *- Dr. Wallace D. Hill, 2325 Crestmoor Road, Nashville, Tenn., 37215

WARRANTY DEED

FROM
Carolyn B. Downey

TO
Wallace D. Hill, Et Ux

390254

IDENTIF. REFERENCE

JAN 5 3 06 PM '73

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

89.50 .02