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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 $ 49,000.00

Stella T. Keele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 1973.

John P. Grimes
Notary Public

MY COMMISSION EXPIRES: 5-17-77

(AFFIX SEAL)

mail!

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Atty., 21st Fl., 1st American Center, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Hays (NAME)	Same (NAME)	7DA 43185
4329 Sneed Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-8-46
Nashville, Tenn. 37215 (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, MICHAEL J. ROSE, SR. and wife, RUTH E. ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNE M. HAYS

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:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 11 and that part of a 5-foot reserved strip immediately west of same on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 11 fronts 100 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Michael J. Rose, Sr. and wife, Ruth Elizabeth Rose by deed from Henry C. Foutch, a widower, of record in Book 2283, page 451, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 909, page 72, dated July 25, 1932, and filed for record in Register's Office for Davidson County, Tennessee July 30, 1932, and taxes for 1973, which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 4329 Sneed Avenue, Nashville, Tennessee 37215
(House Number) (Street) (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 our hands this 11th day of September, 1973

Michael J. Rose Sr.
MICHAEL J. ROSE, SR.

Ruth E. Rose
RUTH E. ROSE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John P. Grimm, a Notary Public in and for said County and State, the within named Michael J. Rose, Sr. and Ruth E. Rose

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of September 1973.

Commission expires May 17, 1977

John P. Grimm
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

C23491

WARRANTY DEED

FROM

MICHAEL J. ROSE and wife,

RUTH E. ROSE

TO

ANNE M. HAYS

IDENTIF. REFERENCE

SEP 13 8 59 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 13 73	CONV	49,000.00			
SEP 13 73	S'TAX		A*	127.40	
SEP 13 73	PR'FEE		A*	.50	
SEP 13 73	W'DEED		A*	4.00	* 131.90