Book 3785 Page 563

This Instrument Was Prepared By
Dewey W. Rodgers (mel)
Of The Law Firm of Rodgers & Sanders
Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER
Paul M. Hite et ux.	Same	
302 Peachtree Street (NAME)	(NAME)	119-1
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	454 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and no/100 ---------- ($15,000.00) ---------- *Dollars,*

cash in hand paid by Paul M. Hite and wife, Merry Louise Hite, the receipt of which is hereby acknowledged,

We, Max Walton Nance and wife, Reba Anna Nance,

have this day bargained and sold, and do hereby transfer and convey unto the said
Paul M. Hite and wife, Merry Louise Hite, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Overhill City and W. H. Fox Subdivision of blocks Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.
Said Lot No. 12 fronts 67 feet on the northerly side of Peachtree Street and extends back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley.

Being the same property conveyed to Max Walton Nance and wife, Reba Anna Nance, by deed from G. Barbee Henegar and wife, Lena M. Henegar, of record in Book 3404, page 460, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 4th day of February 19 74

Affiant Paul M. Hite

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Neely

This is unimproved ( ) improved (X) property, known as 302 Peachtree Street, Nashville, Tennessee.
(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
Paul M. Hite and wife, Merry Louise Hite, their

(successors), heirs and assigns forever. We *covenant that* we are *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 1974 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul M. Hite and wife, Merry Louise Hite, their

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

Witness our hand s *this* 4th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Max Walton Nance

Reba Anna Nance

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Max Walton Nance and wife, Reba Anna Nance,

the within named bargainor S, 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 4th day of February, 19 74

Commission expires 4/25/76

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 22100

WARRANTY DEED

FROM
Max Walton Nance et ux.

TO
Paul M. Hite et ux.

FEB-5-74	CONV	15,000.00				
FEB-5-74	S'TAX		A*	39.00		
FEB-5-74	PR'FEE		A*	.50		
FEB-5-74	W'DEED		A*	4.00	*	43.50

C 40777

IDENTIF. REFERENCE

FEB 5 9 10 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238