BOOK 4792 PAGE 557

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

George M. Key and wife,

Betty W. Key

TO

E. W. Hackney, Trustee

G-184176-ATC

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. W. Hackney, Trustee (NAME)	Guaranty Mortgage Company (NAME)	6D-20655
304 Milner Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 147-3
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 10

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 1 9 14 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 22,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1974

Notary Public

MY COMMISSION EXPIRES: 27 March 1978

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Herschel Geer, Trustee, of record in Book 3383, page 405, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which areassumed by the grantees.

George M. Key and wife, Betty W. Key

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

E. W. Hackney, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber, without the joinder of any beneficiary

his successors ~~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 Lot No. 66 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for said County, as follows:

Said Lot No. 66 fronts 88 feet on the northerly side of Milner Court and runs back 147.28 feet on the westerly line and 172.77 feet on the easterly line to a broken line measuring 92.65 feet thereon.

Being the same property conveyed to George M. Key and wife, Betty W. Key, by deed from Brindley Realty Company, Inc., of record in Book 3373, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3072, page 429, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 2900, page 91, Register's Office for said County, which shows an owner's certificate, certain setback lines and easements.

BOOK 4792 PAGE 558

WD-2

This is { unimproved ( ) / improved (X) } property, known as 304 (House Number) Milner Court (Street) Nashville (P. O. Address: City or Town) Tennessee (Postal Zone) 37211

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Hackney, Trustee his successors ~~heirs~~ and assigns, forever.

And we do covenant with the said E. W. Hackney, Trustee 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, except as set out herein.

And we, George M. Key and wife, Betty W. Key do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. W. Hackney, Trustee his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 28th day of February, 19 74

George M. Key

Betty W. Key

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George M. Key and wife, Betty W. Key

the 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 28th day of February, 19 74

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James R. Kent, Notary Public.

Commission expires 27 March 1977

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 .....

MAR-17 CONV 22,500.00
MAR-17 S TAX A* 58.50
MAR-17 PR'FEE A* 50
MAR-17 ~~RECD~~ A* 4.00 * 63.00

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

Mail to: Nixon-Kent Realty Co. Inc.,2535 Franklin Rd. Nashville, Tenn. 37204