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BOOK 4793 PAGE 429

IDENTIF. REFERENCE

MAR 5 10 53 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $55,000.00.

Mrs C G Starling
Affiant

Subscribed and sworn to before me, this the 4th day of March, 1974.

Barbara E. Dawson
Notary Public

My Commission Expires: 1-29-77

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, Attorneys,
400 Union Street, Nashville, Tennessee 37219

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Nos.
C. G. Starling	Same	129-10
6628 Ellesmere Road		42
Nashville, Tennessee 37205		PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bernard M. Hall and wife, Dorothy Y. Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C. G. Starling, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

Lot No. 65, as shown on the Plan of West Meade Park, Section 3, as of record in Book 3300, page 23, Register's Office for said County.

Said Lot No. 65 fronts 145 feet on the northwesterly side of Ellesmere Road, and extends back 581.6 feet on its northeasterly line and 609.6 feet on its southwesterly line, to a dead line, measuring 156 feet thereon.

Being the same property which was conveyed to Grantors by deed of Ernest R. Beattie and wife, Elaine B. Beattie, of record in Book 4439, page 630, Register's Office, Davidson County, Tennessee.

There are also included, in this conveyance, the draperies and fire place accessories in the residence on this property.

The said property is conveyed expressly subject to:

1. Taxes for the year 1974, which have been prorated, and Grantee, by acceptance of this conveyance, expressly assumes the payment thereof;

2. Restrictive covenants of record in Book 3102, page 381, and Book 3284, page 83, Register's Office, Davidson County, Tennessee.

3. Recorded plan shows Owner's Certificate, 130-foot set-back line from Ellesmere Road, 10-foot easement for utilities and drainage along the rear line, and an anchor easement 2.5x25 feet located on the southeasterly and southwesterly corners of said lot.

This is improved property, known as 6628 Ellesmere Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 1ST day of MARCH, 1974.

Bernard M. Hall

Dorothy Y. Hall

MAR-5 CONV 55,000.00
MAR-5 STAX A* 143.00
MAR-5 PRFEE A* .50
MAR-5 WDEED A* 4.00 * 147.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joseph L. Webb, a Notary Public in and for said County and State, the within named Bernard M. Hall and Dorothy Y. Hall, 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 1ST day of MARCH, 1974.

Joseph L. Webb

NOTARY PUBLIC
JOSEPH L. WEBB
DAVIDSON COUNTY, TENN.

My Commission Expires: MAY 25, 1975