FORM NO. WD-1

BOOK 4795 PAGE 499

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF March 1974

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald R. Shinn et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	24W 8735
1700 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 104-16
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 97

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, Hal E. Wilson, Jr. and Alfred Hersh, Partners, d/b/a H. W. Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Shinn and wife, Barbara A. Shinn

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 easterly part of Lot No. 147 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, and being described as follows:

BEGINNING on the northerly margin of Ashwood Avenue, 50 feet easterly from the corner of Lots Nos. 147 and 148 on said Plan, being Simon Ghertner's southeast corner; thence parallel with, and 50 feet easterly from, the line between said two lots, northerly 150 feet, more or less, to the southwesterly margin of an alley; thence with said margin of said alley, in a southeasterly direction 154.3 feet, more or less, to the northerly margin of Ashwood Avenue; thence with the northerly margin of Ashwood Avenue, 93 feet, more or less, to the beginning.

BEING the same property conveyed to Hal E. Wilson, Jr. and Alfred Hersh, Partners, d/b/a H. W. Properties, by deed from John D. Weatherspoon and wife, Elsie A. Weatherspoon, of record in Book 4768, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, payable to Guaranty Mortgage Company of Nashville, in the original principal amount of $11,350.00 of record in Book 4253, page 237, said Register's Office and assigned to The Prudential Insurance Company of America in Book 4282, page 777, said REgister's Office.

unimproved ( )
This is improved (X) property, known as 1700 Ashwood Avenue, Nashville, Tennessee 37212
(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 hand s this 18th day of March 19 74

H. W. PROPERTIES
BY: Hal E. Wilson, Jr., Partner

H. W. PROPERTIES
BY: Alfred Hersh, Partner

STATE OF TENNESSEE
Davidson County

BOOK 4795 PAGE 500

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal E. Wilson, Jr. and Alfred Hersh, Partners, d/b/a H. W. Properties

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 12th day of March, 19 74

Commission expires 11/8/75

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

file in box # 4

WARRANTY DEED

FROM H. W. PROPERTIES

TO RONALD R. SHINN ET UX

C 45286

IDENTIF. REFERENCE

MAR 12 1 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 12	CONV	17,200.00			
MAR 12	S TAX		A*	44.72	
MAR 12	PR FEE		A*	.50	
MAR 12	W DEED		A*	4.00	* 49.22

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE