Deed Misc. 125215

BOOK 4810 PAGE 131.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Thomas B. Hinton and wife,
Mary Ann Bryan Hinton
Jessie Nell Bryan

TO

Tony B. Hansberry and wife,
Ethel Maude Hansberry

For draftsman's use

This instrument prepared by
W. Harold Bigham, Attorney
Vanderbilt University
School of Law
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony B. Hansberry (NAME)	Lomas & Nettleton Company (NAME)	
689 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	116-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	127 Pt

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 26 3 31 PM '74

FELIX Z. WHITWELL REGISTER
DAVIDSON COUNTY, TENN.

C 5 1 9 1 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1974

Notary Public

MY COMMISSION EXPIRES: May 15, 1975

(AFFIX SEAL)

NOTARY PUBLIC SMITH COUNTY, TENN. STATE OF TENN.

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 L. P. Bennett and wife, Mildred D. Bennett, to Raymond L. Davis, Trustee, of record in Book 3413, page 247, Register's Office for Davidson County, Tennessee, to which reference 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 are assumed by the said grantees,

We, Thomas R. Hinton and wife, Mary Ann Bryan Hinton and Jessie Nell Bryan have bargained and sold, and by these presents do transfer and convey unto the said Tony B. Hansberry and wife, Ethel Maude Hansberry 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 Lot No. 506 on the Plan of Caldwell Hall, Section 9, as of record in Book 3300, page 25, Register's Office for said County.

Said Lot No. 506 fronts 82 feet on the southerly side of Harding Place and runs back 212.93 feet on the easterly line and 267.55 feet on the westerly line, to a dead line in the rear, on which it measures 84.96 feet thereon.

Being the same property conveyed to Thomas R. Hinton and wife, Mary Ann Bryan Hinton, and Jessie Nell Bryan, by deed from Charles Russell Geldreich and wife, Ruth P. Geldreich, of record in Book 3701, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3285, page 488, said Register's Office, and the Plan of record in Book 3300, page 25, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

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unimproved
This is improved (X) property, known as 689 Harding Place (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tony B. Hansberry and wife, Ethel Maude Hansberry their heirs and assigns, forever.

And we do covenant with the said Tony B. Hansberry and wife, Ethel Maude Hansberry 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 taxes for 1974 which have been prorated and assumed by the grantees.

And We, Thomas R. Hinton and wife, Mary Ann Bryan Hinton and Jessie Nell Bryan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tony B. Hansberry and wife, Ethel Maude Hansberry, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of April, 19 74

Thomas R. Hinton
Mary Ann Bryan Hinton
Jessie Nell Bryan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Anne Smith, a Notary Public in and for said County and State, the within named Thomas R. Hinton and wife, Mary Ann Bryan Hinton and Jessie Nell Bryan

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 25th day of April, 19 74

JO ANN SMITH NOTARY PUBLIC AT LARGE

Jo Anne Smith, Notary Public.

Commission expires May 15, 1975.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

APR26 CONV 36,500.00
APR26 STAX A* 94.90
APR26 MTGTAX A* 50
APR26 W'DEED A* 4.00 * 99.40

with whom I am personally acquainted and who, upon oath, acknowledged himself 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 .....