Please mail to

This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

WARRANTY DEED

BOOK 4811 PAGE 527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben L. Hix, et ux (NAME)	Kimbrough-Kavanaugh (NAME)	
3851 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	404 Jas. Robertson Pkwy. (STREET ADDRESS)	133-11
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	90 Pal

FOR AND IN CONSIDERATION of the sum of ---$10---

---Ten and no/100----- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust dated September 17, 1965 and recorded in Book 3937, page 13, Register's Office Davidson County, Tennessee to secure Kimbrough-Kavanaugh and Associates in the original amount of $18,700.00, payable as therein specified, Miller Kimbrough, Trustee.

We, Norman W. Sparks and wife Ardie L. Sparks

have this day bargained and sold, and do hereby transfer and convey unto the said

Ben L. Hix and wife Patricia R. Hix

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

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60 Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 80 feet on the southwesterly side of Valley Ridge and runs between lines 156.40 feet on the northwesterly line and 157.94 feet on the southeasterly line to a dead line on which it measures 80.01 feet.

Being the same property conveyed to Norman W. Sparks and wife Ardie L. Sparks by deed from Randall Phillips Builders, Inc. of record in Book 3937, page 11, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is, $ 30,538.25

Subscribed and sworn to before me, this the 1st day of May 19 74

Affiant

My commission expires: 1/22/75 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is ~~unimproved~~ (X) improved property, known as 3851 Valley Ridge Drive, 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

Ben L. Hix and wife Patricia R. Hix

their ~~XXXXXX~~ (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 deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Ben L. Hix and wife Patricia R. Hix

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

Witness our hand s this 1st day of May 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.

Norman W. Sparks Ardie L. Sparks

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman W. Sparks and wife Ardie L. Sparks the within named 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 May, 19 74.

Commission expires 1/22/75

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

MAY-3[illegible]	CONV	30,539.05				
MAY-3[illegible]	S'TAX		A*	79.30		
MAY-3[illegible]	PR'FEE		A*	.50		
MAY-3[illegible]	W'DEED		A*	4.00	*	83.80

WARRANTY DEED

FROM NORMAN W. SPARKS, ET UX

TO BEN L. HIX, ET UX

C 52534

IDENTIF. REFERENCE

MAY 3 9 29 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238