BOOK 1824 PAGE 969

WARRANTY DEED

Map Parcel Numbers
92-07-318,319,& 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	~~XXXXXXXXXXXXXXXX~~
Mary Regan Green	same	92-03-397
(NAME)	(NAME)	43-10-22
5380 Hillsboro Road		82-07-181
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-10-200
Nashville, Tenn. 37215		94-01-127
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	81-15-70

For and in Consideration of the ~~XXXXX~~ cancellation of a certain installment deed note executed by Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson, on July 25, 1973, payable to Mary Regan Green, secured by the property hereinafter ~~XXXXXXX~~ described,

JUN 14 72 - CONV 77,154.00
JUN 14 72 S'TAX - A* 200.72
JUN 14 72 PR'FEE - A* .50
JUN 14 72 W'DEED - A* 8.00 * 209.22

Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Regan Green, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE

Being Lot No. 31 on the Map of T. M. Steger's Second Subdivision of the Barrow Lands, not of record, described as follows:

Beginning on the northerly margin of Felicia Avenue at a point 119½ feet west of the westerly margin of 28th Avenue North, said point being the corner of lots Nos. 30 and 31; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of lots Nos. 31 and 32; thence with the line between said two lots southwardly 150 feet to the northerly margin of Felicia Avenue; thence with said Avenue eastwardly 50 feet to the beginning.

TRACT TWO

Being lot No. 41 on the Map of East Nashville Real Estate Company's Plan of Lots, of record in book 57, page 11, Register's Office for said County.

Said lot No. 41 fronts 60 feet on the north side of Hancock Street and runs back between parallel lines, along the westerly margin of McFerrin Street, 176 feet to an alley.

TRACT THREE

Being lot 25 on an unrecorded plan of Tract 14 of the Anderson Land in the 11th Civil District, described according to a survey by Hickerson & Smith, Engrs.,dated February 16, 1965, as follows:

Beginning at an iron pin 104.1 feet from a monument at the intersection of Nix Drive and Roosevelt Drive; thence south 88 degrees 52' east 175 feet to an iron pin; thence south 1 degree 00' west 125 feet to an iron pin; thence north 88 degrees 52' west 175 feet to an iron pin at the easterly margin of Nix Drive; thence north 1 degree with the said margin of Nix Drive 125 feet to the point of beginning.

TRACT FOUR

Land in the Second Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 72 on the Map of S. A. Champion Subdivision of Lots Nos. 85 and 168 and Lots 169 to 228 and lots Nos. 235 to 252 inclusive in the Harding Plan, and registered in Book 21, page 80, Register's Office for said County, said Subdivision being recorded in book 161, page 132, said Register's Office.

Said lot No. 72 fronts 50 feet on the east side of Champion Avenue and extends back between parallel lines 154.7 feet to an alley, measuring 50 feet thereon.

TRACT FIVE

Being lot No. 7 on the map of A. J. Caldwell's Subdivision of lot No. 3 of the N. H. Hobson Subdivision, as of record in book 421, page 78, Register's Office for said County.

Said lot No. 7 fronts 65.4 feet on the westerly side of South 12th Street and extends back between parallel lines with the northerly margin of Crutcher, formerly Caldwell, Street, 150 feet to an alley.

TRACT SIX

Being lots Nos. 1, 2, 3 and 4 on the Plan of E. C. Scruggs' Subdivision of Lots Nos. 17 to 22 inclusive in Bostick's Third Addition, as of record in book 161, page 41, Register's Office for said County.

Said lots Nos. 1, 2, 3 and 4 front together 150.2 feet on the southerly side of Herman formerly Hamilton, Street and run back 90 feet on the easterly line and 90 feet 6 inches on the westerly line with the easterly margin of 18th Avenue North, formerly Bostick Street, to an alley, measuring 157.7 feet thereon.

Being the same property conveyed to Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson, by Mary Regan Green et vir. by installment deed of record in book 4731, page 425. said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $77,154.00.

Clarence R Hesson Jr
Affiant

Subscribed and sworn to before me, this 12 day of June, 1974.

Tom Cheshire Jr
Notary Public

My commission expires: 1-26-77

2804 Felicia, 319 Hancock, 214 Nix Drive, 718 South 12th Street, 1514½ 22nd Ave. North, and 1727-41 Herman Street, Nashville, Tn.

This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Regan Green, her *heirs and assigns, forever.*

And we *do covenant with the said* Mary Regan Green *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 for 1974 taxes.

And We, Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Regan Green, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12 *day of* June, *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.*

Clarence R Hesson Jr
Clarence R. Hesson, Jr.

Jessie Ruth Hesson
Jessie Ruth Hesson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Ross Cheshire, Jr., *a Notary Public in and for said County and State, the within named* Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson,

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* 12 *day of* June, *19* 74.

, *Notary Public.*

Commission Expires 1-26-77

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, with whom I am personally acquainted, and who acknowledged that *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires.

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.

WARRANTY DEED

FROM

Clarence R. Hesson, Jr. et ux.

TO

Mary Regan Green

C 5 8 7 5 1

IDENTIF. REFERENCE

JUN 14 9 59 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail

This instrument prepared by
J.Ross Cheshire,Jr.,Attorney
Box 15202 Nashville,Tn.37215