BOOK 4840 PAGE 264

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Sharp, ET UX | First Federal | 13DA-55205 |
| (NAME) | (NAME) | |
| 4766 Drakes Branch Road | Fourth at Union | MAP 58-11 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | PAR 10 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | M.F |

## WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Sept. 8, 1971, executed by Edward Rudolph Hills and wife, payable to First Federal Savings & Loan Association, a note dated Sept. 8, 1971, for the original sum of $31,400.00, payable according to terms and conditions thereof, and secured by a Deed of Trust of record in Book 4535, page 618, Register's Office for Davidson County, Tennessee.

WE, EDWARD RUDOLPH HILLS AND WIFE, NORALYN B. HILLS
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES W. SHARP AND WIFE, GWENDOLYN SHARP

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Gold Key Estates, Section II, as of record in Book 3842, page 265, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Drakes Branch Road, at the corner of Lots 17 and 18; thence with the line between said lots, northeasterly 234.95 feet to a point; thence south 37° 56' 50" East 201.70 feet to a point in an unnamed Road; thence with the margin of the same, southwesterly 190.39 feet to a point; at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the northeasterly margin of Drakes Branch Road; thence with the margin of the same, northwesterly 163 feet to the beginning.

Being the same property conveyed to Edward Rudolph Hills and wife, Noralyn B. Hills, by deed from Cumberland Builders, Inc., as of record in Book 4535, page 616, said Register's Office.

| | | | | |
|---|---|---|---|---|
| AUG-2 | CONV | 45,338.75 | | |
| AUG-2 | S'TAX | | A* 117.78 | |
| AUG-2 | PR'FEE | | A* .50 | |
| AUG-2 | W'DEED | | A* 4.00 | * 122.28 |

unimproved ( )
This is improved (XX property, known as 4766 Drakes Branch Road, Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of August, 19 71.

Edward R. Hills
EDWARD RUDOLPH HILLS

Noralyn B. Hills
NORALYN B. HILLS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named EDWARD RUDOLPH HILLS AND WIFE, NORALYN B. HILLS

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 1st day of August, 1974

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,338.75 This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Sharp

Sworn to and subscribed before me
this 1st day of August, 19 74

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

C.H.Briley,Jr., Attorney Fourth Avenue North, Nashville, Tennessee
Name Address

WARRANTY DEED
G-237673-dmc

FROM Edward Rudolph Hills, ET UX

TO James W. Sharp, ET UX

C 65729

IDENTIF. REFERENCE

AUG 2 2 00 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE TENNESSEE TITLE CO.

DRM 1002 HESSEY REV. 4/1/73