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60-4
Buyer 37 PW

THIS INSTRUMENT PREPARED BY:
Harry L. Pepper, Attorney
303 Bell Building
Springfield, Tennessee 37172

SEND TAX STATEMENTS TO:
H. G. HILL REALTY COMPANY, INC.
2995 Sidco Drive
Nashville, Tennessee 37204

WHEREAS, MYRTLE B. QUALLS died testate in Davidson County, Tennessee, on April 1, 1974, the owner of the real estate hereinafter described, and

WHEREAS, the said MYRTLE B. QUALLS, by Item III of her will, which appears of record in Will Book No. 110 at page No. 71 in the office of the County Court Clerk for Davidson County, Tennessee, directed her Co-Executors, WILLIAM MURPHEY and MRS. HURL APPLE, to sell said real estate and execute a deed conveying the same to the purchaser, and

WHEREAS, the said WILLIAM MURPHEY and MRS. HURL APPLE, on April 22, 1974, duly qualified as Co-Executors, and, on said date letters testamentary were issued to them by the County Court Clerk of Davidson County, Tennessee, and

WHEREAS, the said WILLIAM MURPHEY died on July 14, 1974 and the surviving Co-Executor, MRS. HURL APPLE, is now the duly qualified and acting Executrix of the estate of the said MYRTLE B. QUALLS, deceased, and

WHEREAS, said real estate has been sold to H. G. HILL REALTY COMPANY, Incorporated, for the consideration of Seventy-five Thousand & 00/100 ($75,000.00) dollars.

NOW THEREFORE, for and in consideration of the premises and the sum of Seventy-five Thousand & 00/100 ($75,000.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, MRS. HURL APPLE, Executrix of the will and estate of MYRTLE B. QUALLS, deceased, have this day bargained and sold and by these presents do hereby transfer and convey unto H. G. HILL REALTY COMPANY, Incorporated, successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, more particularly described and bounded as follows, to wit:

Being the southwest part of Lot No. 2 on the plan of the real estate of William Phillips, deceased, of record in Book No. 57 at page No. 21 in the office of the Register for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, on September 6, 1974, as follows:

Beginning at an iron pin in the easterly margin of Dickerson Pike at the northwest corner of the H. G. Hill Realty Company property, runs thence with the easterly margin of said pike North 2 degrees 53 minutes east 141.2 feet to an iron pin in the southerly line of the Dale property; thence with the southerly line of the Dale and Miles property South 85 degrees 30 minutes 30 seconds east 616.46 feet to the northwest corner of the Moss property; thence with the westerly line of the Moss and Hardin property South 4 degrees 3 minutes west 141.25 feet to the northerly line of the said H. G. Hill Realty Company property; thence with the northerly line of said property North 85 degrees 30 minutes west 612.48 feet to the beginning, containing 1.99 acres, more or less, and being a portion of the real estate conveyed to Herbert Qualls and wife, Myrtle Qualls, by Tyree B. Harris and wife, Mattye Harris, in a deed appearing of record in Deed Book No. 1422 at page No. 101 in the office of the Register for Davidson County, Tennessee. The said Herbert Qualls died in the year 1961 and his wife, Myrtle Qualls, became the owner in fee by right of survivorship (See also will of Herbert W. Qualls appearing of record in Will Book No. 75 at page No. 441 in the office of the County Court Clerk for Davidson County, Tennessee, in which will all real estate owned by the said Herbert Qualls at his death was devised to his said wife.)

TO HAVE AND TO HOLD the premises aforesaid, together with the estate, right, title and interest thereunto belonging, unto the said H. G. HILL REALTY COMPANY, Incorporated, successors and assigns, in fee simple forever.

I, as Executrix of the will and estate of MYRTLE QUALLS, deceased, covenant with the said H. G. HILL REALTY COMPANY, Incorporated, successors and assigns, that I, as Executrix, am lawfully seized and possessed of said premises; that I have a good and perfect right to convey the same and that the same are unincumbered.

I, as Executrix of the will and estate of MYRTLE QUALLS, deceased, do further covenant that I will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever so far as I can lawfully do as Executrix but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of October, 1974.

Executrix of the will and estate of MYRTLE B. QUALLS, deceased.

STATE OF TENNESSEE,

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ROBERTSON COUNTY.

Personally appeared before me, Joe H. Moore, a Notary Public in and for the above named County and State, the within named MRS. HURL APPLE, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the duly qualified and acting Executrix of the will and estate of MYRTLE B. QUALLS, deceased, and that she, as such Executrix, being authorized so to do, executed the foregoing deed instrument for the purposes therein contained.

Witness my hand and official seal of office at Springfield, Tennessee, on this the 10th day of October, 1974.

Joe H. Moore
Notary Public. At Large

My commission expires: April 21, 1975.

JOE H. MOORE NOTARY PUBLIC STATE AT LARGE TENNESSEE

STATE OF TENNESSEE,

DAVIDSON COUNTY.

I, H.R. FLINTOFF, do hereby swear that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $75,000.00.

H.R. Flintoff

Subscribed and sworn to before me, on this the ___ day of October, 1974.

County Register for Davidson County, Tennessee.

OCT 11 11 59 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C 7 4 5 5 1

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, MARGARET A. TURNER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED H. R. FLINTOFF, BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENN. 10TH DAY OF OCTOBER, 1974.

Margaret A. Turner
NOTARY PUBLIC

MARGARET A. TURNER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 26, 1975

MY COMMISSION EXPIRES
JULY 26, 1975.

OCT 11	CONV	75,000.00			
OCT 11	S'TAX		A*	195.00	
OCT 11	PR'FEE		A*	.50	
OCT 11	W'DEED		A*	6.00	* 201.50