BOOK 4871 PAGE 439

THIS INSTRUMENT PREPARED BY
CASTLEMAN & HARRIS, ATTYS.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shorty Lavender, et al (NAME) | Third National Bank (NAME) | |
| 806 - 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER) | Mortgage Loan Department (STREET ADDRESS) | 104-4 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37244 (CITY) (ZONE) (STATE) | 218 Pt |

*For and in Consideration of the sum of* Ten and----------00/100 ($10.00)---------- *DOLLARS*

cash in hand paid by the grantee; SHORTY LAVENDER TALENT AGENCY, INC., a Tennessee corporation, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, Harold Hitt and wife, Joan B. Hitt; and Daniel D. Hoffman and wife, Peggy Hoffman, .....*have bargained and sold, and by these presents do transfer and convey unto the said* SHORTY LAVENDER TALENT AGENCY, INC., a Tennessee corporation, its successors, .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of Lot No. 30 in the O. B. Haynes Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County.

Said part of said lot No. 30 begins in the westerly margin of 16th Avenue South, formerly Belmont Avenye, 110 feet southwardly from the line between Lots 23 and 30 on said plan; thence with the westerly margin of said Avenue southwardly 56-1/2 feet; thence at right angles westwardly 152-1/4 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 56-1/2 feet to a point 110 feet southwardly from the line between said Lots 23 and 30; thence eastwardly 152-1/4 feet, more or less, to the beginning.

TRACT NO. 2: Being the southerly 55 feet of the northerly 110 feet of the easterly part of Lot No. 30 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County.

Said part of said lot fronts 55 feet on the westerly side of 16th Avenue South and runs back between parallel lines 152.25 feet, more or less, to an alley.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this the 25th day of November, 1974.

Affiant

My commission expires: 1-29-77.
(Affix Seal)

Notary Public

Being the same property conveyed to Daniel D. Hoffman and Harold Hitt, by deed from William N. Dearborn, Conservator of the Estate of Louise Allen Lockert, of record in Book 4863, Page 316, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1217 - 16th Avenue, South, Nashville, Tennessee
(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* SHORTY LAVENDER TALENT AGENCY, INC., a Tennessee corporation, its *heirs and assigns, forever.*

*And* we *do covenant with the said* SHORTY LAVENDER TALENT AGENCY, INC., *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.*

*And* we, Harold Hitt and wife, Joan B. Hitt; and Daniel D. Hoffman and wife, Peggy Hoffman, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* SHORTY LAVENDER TALENT AGENCY, INC., its *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands *this* 25th *day of* November, *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.*

Harold Hitt

Daniel D. Hoffman

Margaret E. Hoffman (Peggy Hoffman)

Peggy Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Jneall Watson, *a Notary Public in and for said County and State, the within named* Harold W. Hitt and wife, Joan B. Hitt; and Daniel D. Hoffman and wife, Peggy Hoffman,

*the bargainor, 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* November, *19* 74.

Jneall Watson, *Notary Public.*

*Commission Expires* 1-29-77.

---

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* .....

| | | | | | |
|---|---|---|---|---|---|
| NOV27'74 | CONV | 35,000.00 | | | |
| NOV27'74 | S'TAX | | A* 169.00 | | |
| NOV27'74 | PR'FEE | | A* .50 | | |
| NOV27'74 | W'DEED | | A* 6.00 | * | 175.50 |

WARRANTY DEED

FROM

HAROLD HITT, ET AL

TO

SHORTY LAVENDER TALENT AGENCY, INC.

C 79763

IDENTIF. REFERENCE

Nov 27 9 06 AM '74

FELIX A. HALSEY, REGISTER
DAVIDSON COUNTY, TENN.

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