FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Edward Nesbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF January, 19 75.

Notary Public

MY COMMISSION EXPIRES: 4-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD NESBITT, etux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	Map 59-6
4138 Ames Court (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ERNESTINE HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD NESBITT and wife, LUNIE NESBITT,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ernestine Hill by deed from Williamsburg Corporation as of record in Book 4508, page 646, and by decree of the Fourth Circuit Court of record in Minute Book 80A, page 457, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to Guaranty Mortgage Company in the original principal amount of $15,950.00, as of record in Book 4508, page 648, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved ( ) unimproved ( ) property, known as 4138 Ames Court, Nashville, Tennessee 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 9th day of January, 19 75

Ernestine Hill

Ernestine Hill

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 1975

Commission expires 7/20/76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ERNESTINE HILL

TO

EDWARD NESBITT and wife,

LUNIE NESBITT

C 8 3 8 4 1

IDENTIFICATION REFERENCE

JAN 9 11 30 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

JAN-9 75		CONV	15,500.00		
JAN-9 75	S'TAX			A*	40.30
JAN-9 75	PR'FEE			A*	.50
JAN-9 75		W'DEED		A*	4.00
				*	44.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This Instrument Prepared By:
FOLEY and WEISS, ATTYS.
507 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201