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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1975.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
Marbut Glenn Gaston, Jr., Trustee	Same	Map 117-11
3300 Hillsboro Road		Par 81
Nashville, Tennessee-37215		16DA-22695
(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	(NAME) (STREET ADDRESS) (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, ERA IRENE EMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARBUT GLENN GASTON, JR., TRUSTEE, With Full Power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, his successors and assigns.
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. 15 on the Map showing Hillmont Subdivision, as of record in Book 1424, page 37, Register's Office for said County.

SAID Lot No. 15 fronts 90.8 feet on the north side of Hillmont Drive, and runs back between lines, 152.4 feet on the west line, 151.5 feet on the east line to a dead line on which it measures 115 feet.

BEING the same property conveyed to Era Irene Emmons, by deed from I. Frank Taylor and wife, as of record in Book 2446, page 27, said Register's Office.

Subject to 1975 taxes, which Grantee assumes and have been prorated this date.

Subject to any and all limitations as appear on the plan of record.

unimproved ( )
This is improved (X) property, known as 1726 and 1728 (House Number) Hillmont Drive (Street) Nashville (P. O. Address) Tennessee (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 25th day of February, 19 75

Era Irene Emmons

Era Irene Emmons

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 Era Irene Emmons

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 25th day of February 19 75.

Commission expires August 14, 1976

Nancy B. Jackson
Notary Public

DAVIDSON COUNTY 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Pioneer # 239411

WARRANTY DEED

FROM

ERA IRENE EMMONS

TO

MARBUT GLENN GASTON, JR. TRUSTEE

C 89083

IDENTIF. REFERENCE

FEB 28 1 16 PM '75

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Fee

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
5300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

FEB28'75	CONV	28,000.00				
FEB28'75	S'TAX		A*	72.80		
FEB28'75	PR'FEE		A*	.50		
FEB28'75	W'DEED		A*	4.00	*	77.30