WARRANTY DEED BOOK 4895 PAGE 492

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel K. Hinton, et ux	Boyle Mortgage Company	15D-19245
(NAME)	(NAME)	
1517 Norvell Ave.	5900 Poplar Ave.	Map 72-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216	Memphis, Tennessee 38117	Par. 181
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100 ---------- *Dollars,*

cash in hand paid the receipt of which is hereby acknowledged,

THIS INSTRUMENT PREPARED BY
Trabue, Minick, Sturdivant & Harbison
26th Floor — Life and Casualty Tower
NASHVILLE, TENNESSEE 37219

We, Gary Neal Watkins and wife, Mary Ann Doutaz Watkins

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel K. Hinton and wife, Pamelia L. Hinton, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 1 and that part of the westerly 11 feet 6 inches of Lot No. 6 lying immediately to the rear of Lot No. 1 of Block "A" on the Plan of Inglewood Terrace as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 1 and part of Lot No. 6 fronts 65 feet 6 inches on the northeasterly side of Norvell Avenue, formerly Little Avenue, and runs back between parallel lines 150 feet on the northwesterly line and 149 feet on the southeasterly line to a dead line in the rear, measuring 59 feet 6 inches thereon.

Being the same property conveyed to Gary Neal Watkins and wife, Mary Ann Doutaz Watkins, by deed from Robert D. Drake and wife, Betty M. Drake, of record in Book 4723, page 19, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 21 day of February 19 75

Affiant Samuel K. Hinton

My commission expires: 2-7-78 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 1517 Norvell Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Samuel K. Hinton and wife, Pamelia L. Hinton, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for Deed of Trust to P.E. Davis, Trustee, of record in Book 4723, page 21, R.O.D.C. Tenn., securing note dated June 22, 1973 in the original amount of $17,500.00, which encumbrance is assumed by the Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Samuel K. Hinton and wife, Pamelia L. Hinton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 21st day of February, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary Neal Watkins

Gary Neal Watkins

Mary Ann Doutaz Watkins

Mary Ann Doutaz Watkins

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Neal Watkins and wife, Mary Ann Doutaz Watkins

the within named bargainorS, 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~~, Hendersonville Tennessee, this 1st day of February, 1975.

Notary Public

My commission expires Feb. 7, 1978

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.....

MAR 13 75	CONV	22,500.00			
MAR 13 75	S'TAX		A*	58.50	
MAR 13 75	PR'FEE		A*	.50	
MAR 13 75	W'DEED		A*	4.00	* 63.00

WARRANTY DEED

FROM

Gary Neal Watkins, et ux

TO

Samuel K. Hinton and wife,

Pamelia L. Hinton

C 90437

IDENTIF. REFERENCE

MAR 13 8 29 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return To:
Jack Simpkins Realty
327 W. Main
Hendersonville Tenn.