Mail -

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

BOOK 4895 PAGE 744

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard B. Hayes (NAME)	Same (NAME)	
321 Sutherland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-10
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	22 FW

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Anne Lipscomb (being one and the same as Ann Lipscomb)

have this day bargained and sold, and do hereby transfer and convey unto the said Howard B. Hayes

his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Map of the Bransford Realty Company's Berkeley Hills Subdivision as of record in Book 547, pages 57 and 58, Register's Office for said County, near the City of Nashville.

Said Lot No. 1 fronts 220.2 feet on the westerly side of Belle Meade Boulevard and runs back 255 feet on the southerly line and 217 feet 2 inches on the northerly line along the southerly margin of Sutherland Avenue to the easterly line of Lot No. 24 on which it measures 215 feet.

Being the same property conveyed to Ann Lipscomb, by deed from Clairee R. Levy, as of record in Book 3102, page 339, said Register's Office.

This conveyance is expressly subject to:(1) Restrictive covenants contained in the instruments of record in Book 649, p. 622, Book 692, p. 616 and Book 778, p. 223, R.O.D.C., Tennessee. (2) 1975 Real Property Taxes which are prorated and assumed by the grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $135,000.00

Subscribed and sworn to before me, this the 12th day of March, 19 75

Affiant Anne Lipscomb

My commission expires: October 26, 1977 (Affix Seal)

Notary Public William H. Short Jr.

This is (unimproved ( ) improved (X)) property, known as 321 Sutherland Avenue, Nashville, Tenn. 37205
(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 Howard B. Hayes his heirs and assigns forever. I covenant that I am 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 1975 taxes which grantee assumes.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Howard B. Hayes his heirs and assigns, against the lawful claims of all persons.

Witness my hand this 12th day of March, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne Lipscomb

Anne Lipscomb

BOOK 4895 PAGE 745

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H. Berry, Jr., a Notary Public in and for said County and State, Anne Lipscomb

the within named 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 this 12th day of March, 19 75

William H. Berry, Jr. Notary Public

Commission expires October 26, 1977

WILLIAM H. BERRY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

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 cons 90,000.00
MAR 13 75 CONV 45,000.00
MAR 13 75 S'TAX A* 351.00
MAR 13 75 PB'FEE A* .50
MAR 13 75 W'DEED A* 4.00 * 355.50

WARRANTY DEED
FROM
Anne Lipscomb
TO
Howard B. Hayes

C 90482

IDENTIF. REFERENCE

MAR 13 10 42 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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